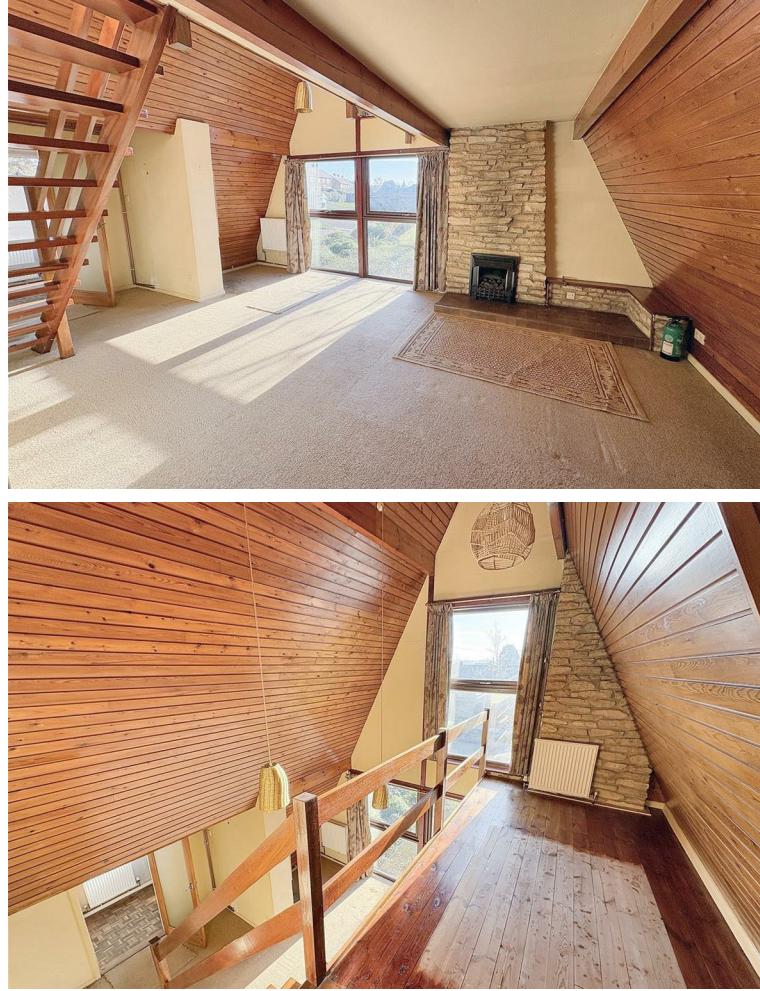




The Lodge | 59 Park Street | Wollaston | NN29 7RR



Matthew
Nicholas



Offers In The Region Of £285,000

A unique mid-twentieth century detached house featuring a catslide roof, enjoying a larger than average and private plot and offering scope to create an imaginative and one off home. In need of refurbishment, the property does offer a gas fired radiator heating system, PVCu double glazing and no onward chain. Comprising a hall, sitting room with full height vaulted ceiling and mezzanine study area above, dining room, kitchen, ground floor bedroom and bathroom. The first floor mezzanine leads to a master bedroom and dressing room/nursery with French doors to a balcony. Open plan front garden, driveway parking and a private and mature rear garden are also offered. Viewing recommended.

- Unusual detached house
- Scope for improvement/remodelling (stc)
- Gas fired radiator heating system
- Village location
- No onward chain
- PVCu double glazing

PVCu part glazed door and panels leading from the front into the

Hall

High level window to the side, radiator, parquet flooring. Doors to the kitchen and

Sitting Room

22'5" x 13'10" (6.85m x 4.22m)

Picture window to front, two radiators, stone built fireplace with gas fire. Open tread staircase to mezzanine level overlooking the main sitting room with timber balustrade and tongue and groove style panelling to several areas. Opening through into the

Dining Room

14'0" x 8'10" (4.28m x 2.71m)

Window to side, radiator, wall mounted central heating boiler., timber tongue adn groove panelling to walls. Door to the kitchen and small lobby area with doors to the ground floor bedroom and bathroom.

Kitchen

9'3" x 12'0" (2.83m x 3.66m)

Fitted with a range of units with worksurfaces above. Inset sink with mixer tap, electric hob and eye level above, plumbing and space for washing machine and dishwasher. Tiling to walls and floor, window to the side and glazed door to the garden.

Ground Floor Bedroom

11'7" x 12'1" (3.54m x 3.69m)

French doors to the garden, radiator.

Bathroom

Low level WC, wash hand basin and open 'wet room' style shower area. Tiled areas, radiator, window to rear.

Mezzanine

5'11" x 12'11" (1.81m x 3.94m)

Window to front, full height valued ceiling with timber tongue and groove panelling, exposed stonework. Door to the

Bedroom One

14'0" x 13'2" (4.28m x 4.02m)

Window to either side, two radiators, built in wardrobes, timber tongue and groove panelling to ceiling. Door to the

Dressing Room/Nursery

13'10" x 8'0" (4.23m x 2.44m)

French doors to a timber balcony at the rear. Radiator, timber tongue adn groove panelling to full height sloping eaves.

Outside

The property stands behind an open plan frontage with beds in need of further cultivation, mature magnolia tree and driveway for one car to the side. access may be gained form the driveway to the main entrance door and via a timber gate to the rear garden.

Rear Garden

Patio area to the rear of the house. The remainder is laid to lawn with extensive mature planting including trees and shrubs. A larger than average size and enjoying a good level of privacy. Timber shed.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

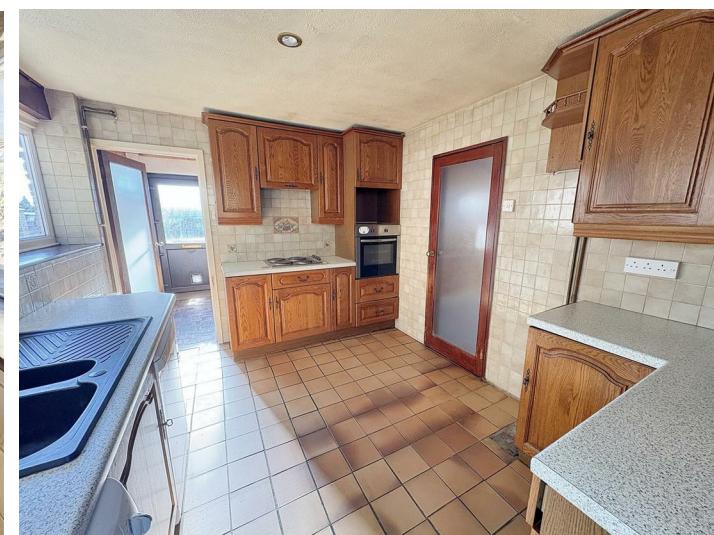
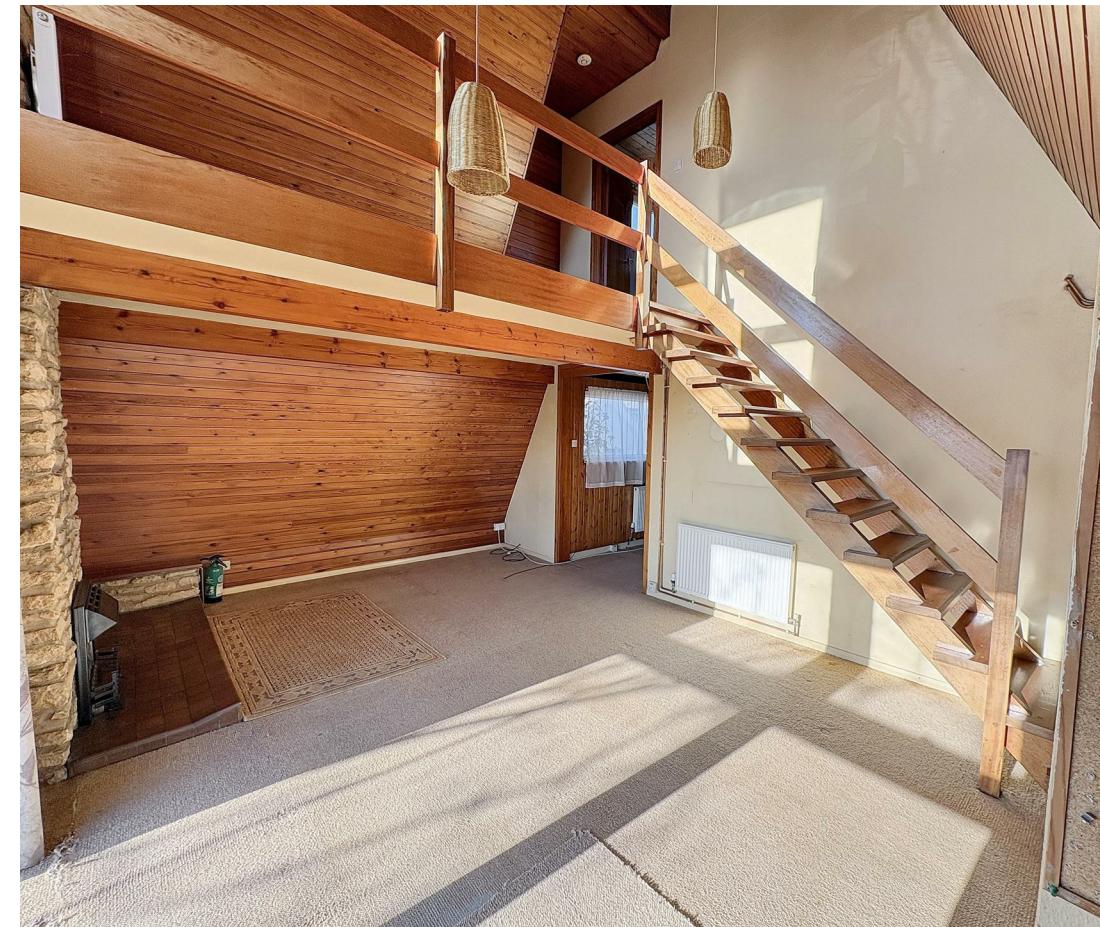
Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Gas radiators

Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.





Further Information



Local Authority: North Northamptonshire Council

Tax Band: D

Floor Area: 1235.00 sq ft

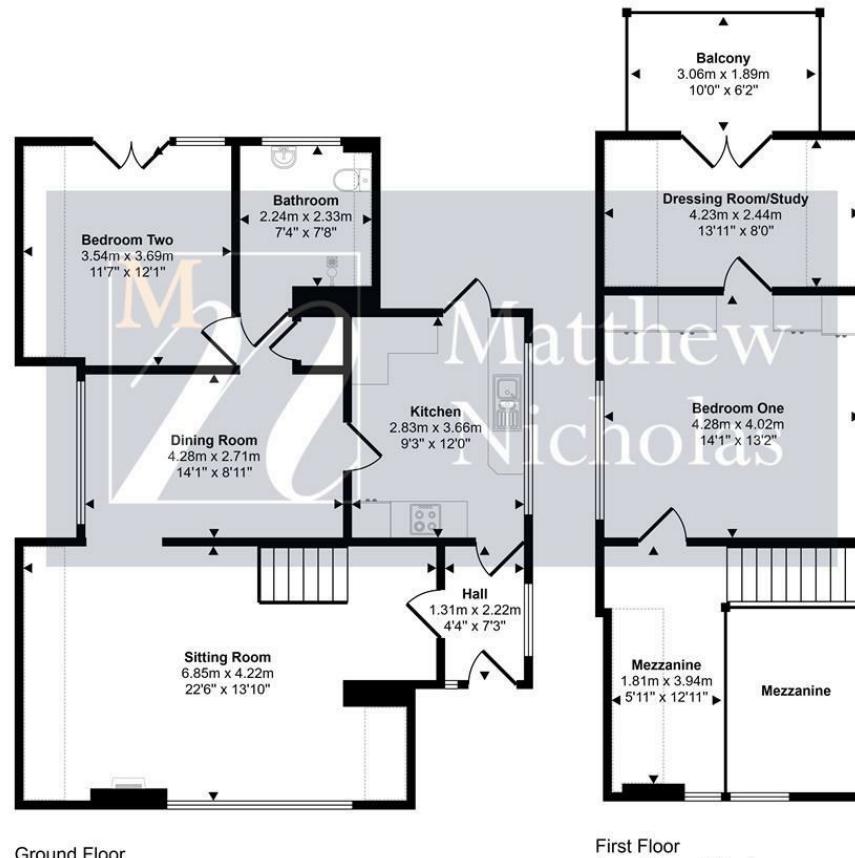
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs	1	1	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions	1	1	

England & Wales EU Directive 2002/91/EC

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Approx Gross Internal Area
115 sq m / 1235 sq ft



Ground Floor
Approx 76 sq m / 823 sq ft

First Floor
Approx 38 sq m / 412 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Whilst every attempt has been made to ensure accuracy, Matthew Nicholas have provided descriptions, measurements, floorplans and photographs in good faith and accordance with the Consumer Protection from Unfair Trading Regulations 2008 (or the Business Protection from Misleading Marketing Regulations 2008 where applicable). A formal survey has not been carried out and they are intended as a guide only. As such, any information or pictures do not imply inclusion within a sale, any assurance as to their accuracy or any suggestion as to their working order. Any prospective purchaser is advised to ensure that any item of importance to them is checked with us prior to viewing and by their solicitor prior to exchange of contracts. Please contact Matthew Nicholas directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007.

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