



16 Stone Close | Wollaston | NN29 7RD



Matthew  
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## Offers In The Region Of £259,995

A superb mature two bedroom semi-detached house on a generous corner plot. Having been upgraded in recent years, the property boasts a gas fired radiator heating system, PVCu double glazing, refitted kitchen and bathroom. Potential to extend and to create a driveway at the rear (stc). Comprising an entrance hall, sitting room, kitchen, landing leading to two bedrooms and a white fitted bathroom. The gardens are of a good size and extend to the front, side and rear. Viewing is advised.

- Mature semi-detached house close to village centre
- Refitted kitchen and bathroom
- PVCu double glazing
- Potential for driveway (stc)
- Gas fired radiator heating system
- Larger than average corner plot

PVCu door with obscured glazing into porch with door leading into

### **Entrance Hall**

Radiator, stairs to first floor landing, parquet effect flooring, doors to all ground floor rooms.

### **Sitting Room**

10'0" x 19'10" (3.06 x 6.05)

Windows to front and rear aspect, radiators, electric fire with oak surround and mantle, TV point.

### **Kitchen**

9'2" x 10'3" (2.80 x 3.14)

Fitted with a range of cream coloured base and eye level units with work surfaces above. Range cooker (available by negotiation) with stainless steel extractor above, inset single stainless sink and drainer with mixer tap above, space for dishwasher, space for under counter fridge, pantry, tiled upstands, spotlights, parquet effect flooring, windows to side and rear, PVCu door to rear.

### **First Floor Landing**

Window to side, loft access hatch, doors to all first floor rooms.

### **Bedroom One**

10'2" x 10'4" (3.12 x 3.15)

Two windows to front, radiator, built in wardrobes.

### **Bedroom Two**

14'1" x 9'0" (4.31 x 2.75)

Window to rear, radiator.

### **Bathroom**

9'0" x 5'8" (2.75 x 1.73)

Fitted with a three piece suite in white comprising of low level WC, hand wash basin and bath, electric shower over bath, glazed screen, tiling to splash areas, radiator, expelair, windows to side and rear.

### **Barn**

9'0" x 9'10" (2.75 x 3.02)

Accessed via cover walkway with door to the side and opening to the garden. Window to side, power supplied.

### **Utility**

Space and plumbing for washing machine, power supplied.

### **Outside**

The property is approached by a concrete pathway leading to the front door, the front is laid to lawn and mature hedging and well stocked border. The garden wraps around the side of the property of the property to the rear and also provides potential for a drive (subject to consents) with gates to Queens Rd and hardstanding laid.

### **Rear Garden**

Immediately abutting the rear of the property is a concrete area with space for table and chairs, the remainder is laid to lawn with some mature hedging and is enclosed with timber fencing on all sides, timber sheds, east facing.

### **Material Information**

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

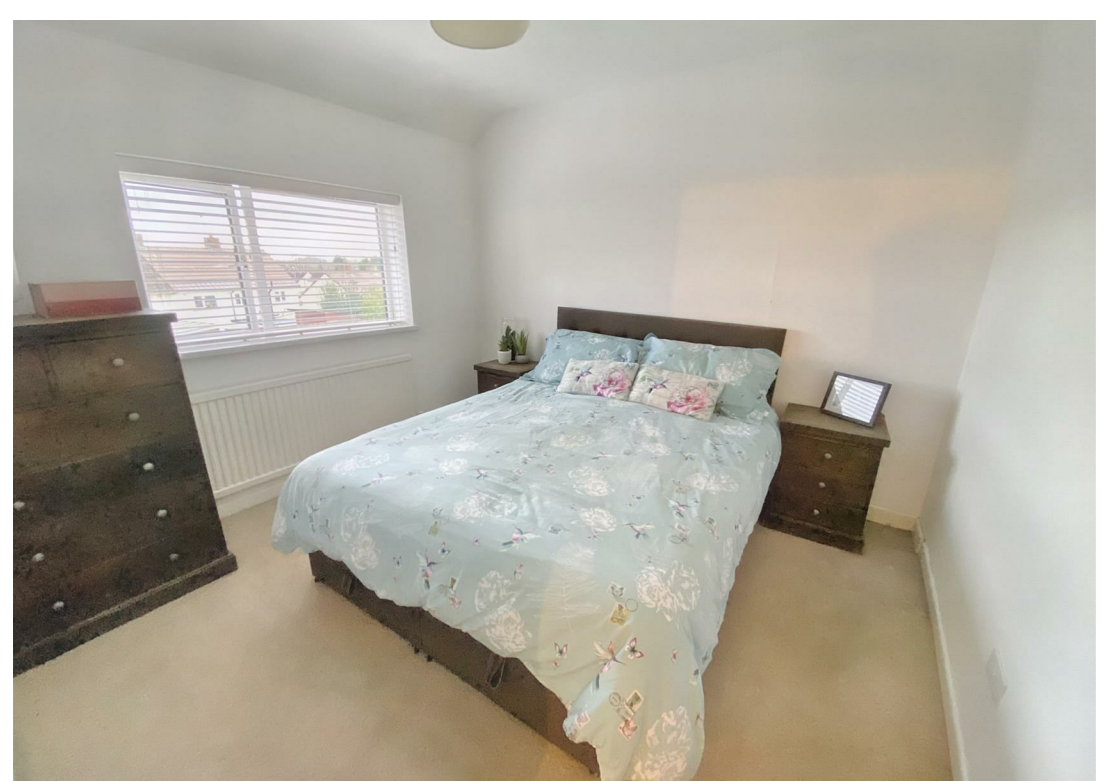
Sewerage: Mains

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.





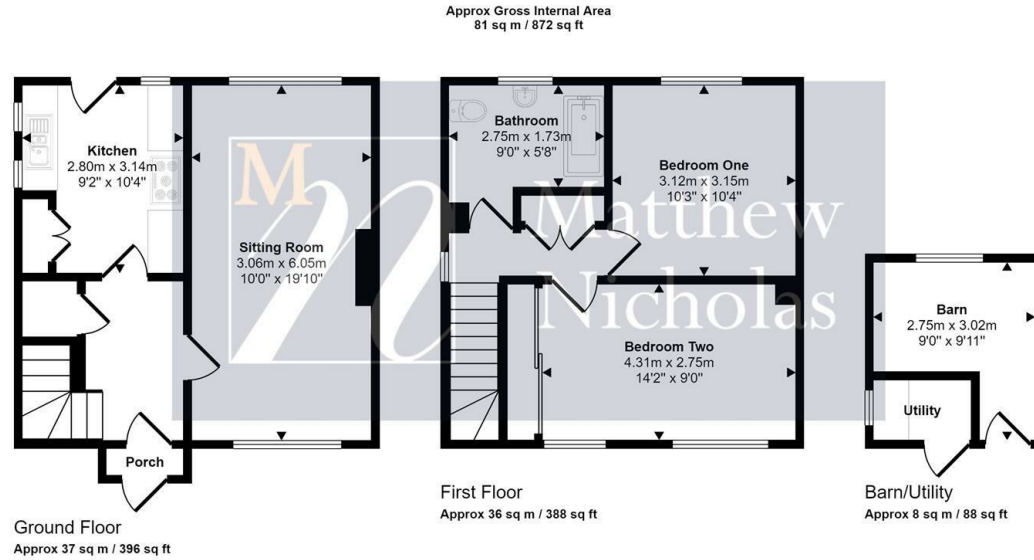
# Further Information



Local Authority: North Northamptonshire Council

Tax Band: B

Floor Area: 872.00 sq ft



Energy Efficiency Rating	
Current	Potential
	87
	70

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

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> 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<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

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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