



7 Cobblers Place | Bozeat | NN29 7HH



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## Offers In The Region Of £325,000

A well proportioned and situated three bedroom detached house on a larger than average plot in a small development on the edge of the village. The property boasts a gas fired radiator heating system, PVCu sealed unit double glazing and two driveway areas catering for up to three vehicles. The accommodation comprises an entrance hall, sitting room with French doors to a patio area, dining area, contemporary fitted kitchen with integrated appliances and a guest wc. To the first floor are three good size bedrooms and a family bathroom in white. gardens to front, side and rear, and the property is tucked in the corner of a small cul-de-sac.

- Detached house on corner plot
- PVCu double glazing
- Neutral decor
- Gas fired radiator heating system
- Refitted kitchen
- Driveway for several cars

Storm porch with part-panelled, part decorative glazed entrance door leading from the front into the

### **Entrance Hall**

Radiator, dog-leg staircase rising to the first floor, telephone point, alarm control panel, LVT flooring, coving to ceiling, doors to the ground floor rooms and under stairs storage cupboard.

### **Guest WC**

Fitted with a two piece suite in white comprising of a low-level WC and wall mounted wash hand basin, tiled splash areas, radiator, LVT flooring, fitted expelair, spot light and coving to ceiling, obscured window to the front.

### **Sitting Room**

10'5" x 13'8" (3.20 x 4.17)

‘French’ style doors leading out to the rear garden, two radiators, TV point, LVT flooring, coving to ceiling, opening through to the Dining Room.

### **Dining Area**

9'0" x 8'7" (2.75 x 2.62)

Window to the rear, radiator, LVT flooring, coving to ceiling.

### **Kitchen**

8'9" x 8'7" (2.69 x 2.62)

Fitted with a range of contemporary base and eye-level units with quartz work surfaces above, inset twin bowl stainless steel sinks with mixer tap, induction hob with concealed extractor hood above and corresponding single electric oven below, integrated fridge/freezer, washing machine, and dishwasher, quartz upstands and glass cooker splashback, concealed wall mounted gas fired central heating boiler, LVT flooring, downlights, window to the front.

### **First Floor Landing**

Window to the side at half height, access to roof space and coving to ceiling, doors to all bedrooms and bathroom.

### **Bedroom One**

10'6" x 11'10" (3.21 x 3.63)

Window to the rear, radiator, built-in wardrobes, coving to ceiling.

### **Bedroom Three**

9'4" x 10'10" (2.87 x 3.32)

Window to the rear, radiator, coving to ceiling.

### **Bedroom Two**

9'4" x 6'3" (2.87 x 1.93)

Window to the front, radiator, built-in wardrobe, coving to ceiling.

### **Bathroom**

6'11" x 6'3" (2.13 x 1.92)

Fitted with a three piece suite in white comprising of a low-level WC, pedestal wash hand basin with mixer tap and twin grip bath with panel to the side and shower from mixer tap, electric shaver point, radiator, full tiling to all walls, coving, spotlights and expelair to ceiling, obscured window to the front.

### **Outside**

The property stands behind a small open plan planted garden with path way leading to the front door, a single width driveway provides off-road parking for two cars at the side of the property and in turn allows access via a timber gate to the rear garden. Further driveway area directly opposite adjacent to No 3 Cobblers Place.

### **Rear Garden**

Immediately abutting the rear of the property is a large paved patio area, the remainder of the garden is laid to a shaped lawn with established and well-stocked flower/shrub border. The whole being enclosed by a combination of fencing.

### **Material Information**

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

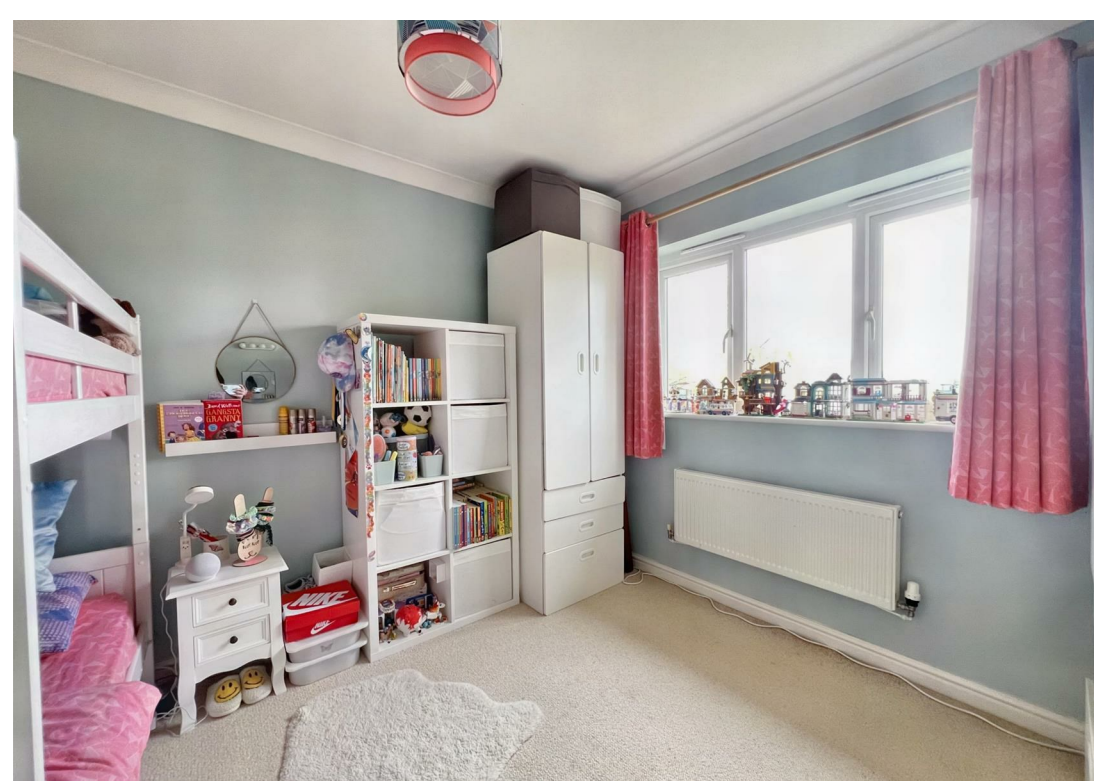
Sewerage: Mains

Heating: Gas radiators

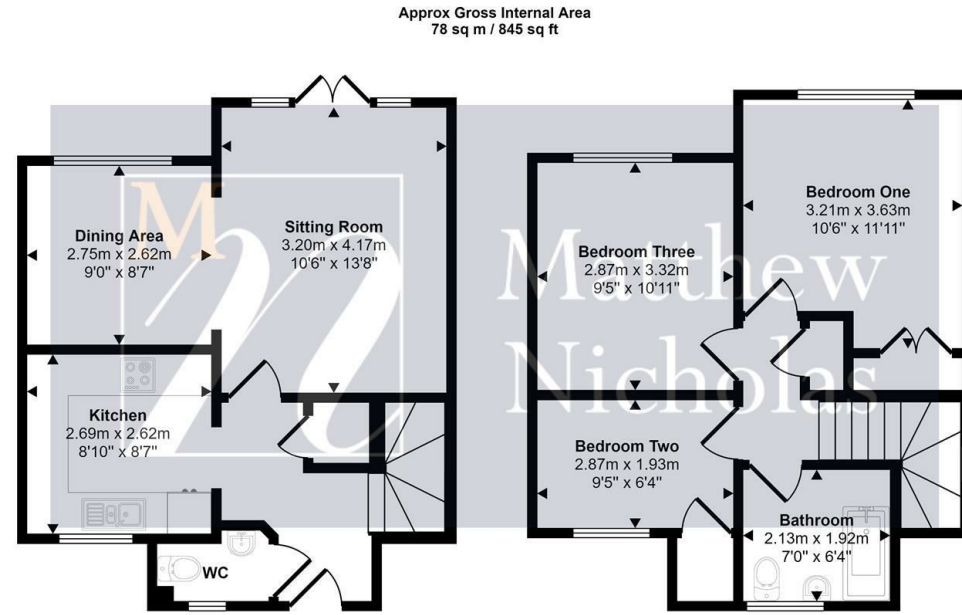
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

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





# Further Information



Approx Gross Internal Area  
78 sq m / 845 sq ft

Ground Floor  
Approx 39 sq m / 417 sq ft

First Floor  
Approx 40 sq m / 427 sq ft

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.

Local Authority: North Northamptonshire council

Tax Band: C

Floor Area: 845.00 sq ft

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>85</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>72</b>	
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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

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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