



41 Mill Road | Bozeat | NN29 7JA



Matthew
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Offers In Excess Of £210,000

A delightful modern semi-detached bungalow situated on the edge of the popular village of Bozeat with no chain. The property offers a fitted kitchen with built-in appliances, refitted shower room, conservatory, PVCu double glazing and a gas radiator heating system. The accommodation briefly comprises of an entrance porch, entrance hall, sitting room, kitchen, conservatory, shower room and two bedrooms. There are gardens to the front and rear along with an oversized single garage and off road parking. Viewing recommended.

- Two bedroom semi-detached bungalow
- Detached larger than average single garage
- Gas fired radiator heating system
- Lovely easily cared for west facing garden
- Conservatory
- No onward chain

PVCu entrance door leading from the side into the

Porch

Further door to the

Entrance Hall

Radiator, loft access hatch, doors to all principal rooms.

Sitting Room

Full height windows to the rear through the conservatory. Radiator, wood burner on hearth with timber surround, TV point, coving.

Kitchen

Fitted with a range of base and eye level units with worksurfaces above. Inset single bowl/drainers stainless steel sink with mixer tap, stainless steel ceramic hob with extractor above and electric oven to the side. Space for fridge/freezer, plumbing for washing machine, tiled splash areas, coving. Window to rear, door to the conservatory.

Bedroom One

Window to front, radiator, coving.

Bedroom Two

Window to front, radiator, coving.

Shower Room

Fitted with a three piece suite including a low level WC, vanity wash hand basin with storage beneath and larger than average shower cubicle with sliding glazed doors, tiled splash areas, heated towel warmer, coving, window to side.

Conservatory

Of a PVCu double glazed construction on low level base under a mono pitched polycarbonate roof. Glazing to three aspects and door to the garden. Power connected.

Outside

The bungalow stands behind an open plan garden with gravel area with block paved driveway providing access to the gated driveway/rear garden and main entrance door at the side.

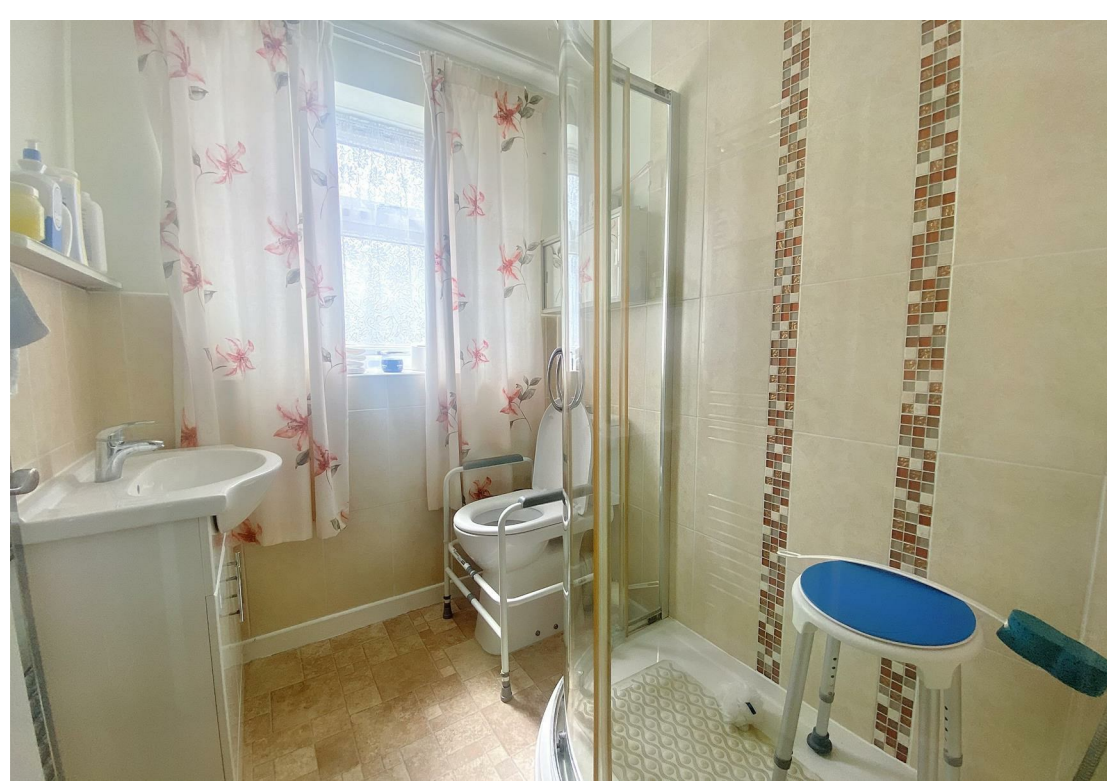
Garage

Of a larger than average size, up and over door.

Rear Garden

Laid to an easily kept style with large block paved area of patio, merging into a gated parking area behind double timber gates on the driveway to the side. Access may be gained to the garage from this area. The remainder being laid to gravel with mature planting to the sides. West facing and not considered overlooked from the rear.





Further Information



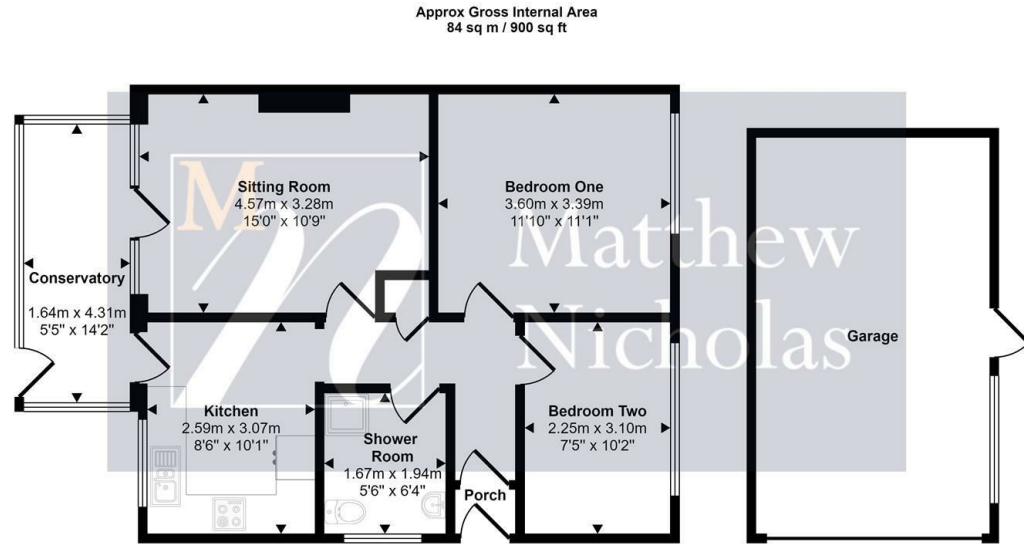
Local Authority: North Northamptonshire Council

Tax Band: B

Floor Area: 900.00 sq ft

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	69
(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	
EU Directive 2002/91/EC	



Floorplan
Approx 61 sq m / 661 sq ft

Garage
Approx 22 sq m / 239 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.



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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