



4 Bosgate Close | Bozeat | NN29 7JS



Matthew
Nicholas



Offers In The Region Of £270,000

A lovely three bedroom mid-terrace house enjoying an attractive position on this small, recently built development. Offering a gas fired radiator heating system, sealed unit double glazing, an enclosed south facing garden and allocated parking for two cars. Comprising of a hall, guest cloaks/WC, sitting/dining room, well fitted kitchen/breakfast with integrated cooking appliances, master bedroom with ensuite shower room, two further bedrooms and a white fitted family bathroom. A superb family home in this popular village.

- Three bedroom terraced home with parking
- South facing garden
- Gas fired radiator heating system
- Well finished and specified
- PVCu double glazing
- No onward chain

Part-panelled, part-decorative glazed door leading from the front into the

Entrance Hall

Radiator, staircase to the first floor, central heating thermostat, panelled doors with

Guest WC

Fitted with a two piece suite contemporary suite with tiled splash areas, radiator, tiled floor, expelair.

Sitting/Dining Room

15'5 x 14'9 (4.70m x 4.50m)

French doors and window to the rear, two radiators, TV point, telephone point, access to under-stairs store.

Kitchen/Breakfast Room

13'2 x 7'6 (4.01m x 2.29m)

Fitted with a range of cream coloured base and eye-level units with worktops above. Inset one and half bowl single drainer stainless steel sink with mixer tap, ceramic hob with single electric fan oven beneath and chimney style extractor hood above, glass splash back, integrated washing machine, dishwasher and fridge/freezer, space for table, radiator, tiled floor, down-lights, window to front.

First Floor Landing

Access to roof space, panelled doors with metal furniture allowing access to all three bedrooms, the bathroom and airing cupboard, housing wall-mounted gas fired central heating boiler.

Bedroom One

11'5 x 8'6 (3.48m x 2.59m)

Window to the front, radiator, built-in wardrobes to recess with sliding mirror fronted doors, telephone point, TV point, further door allowing access to the

Ensuite

Fitted with a three piece contemporary suite including larger than average shower cubicle with concertina style glazed door, tiled splash areas, electric shaver point, towel warmer, down-lights incorporating extractor, tiled floor, obscured window to the front.

Bedroom Two

12' x 7'7 (3.66m x 2.31m)

Window to the rear, radiator.

Bedroom Three

9'11 x 6'11 (3.02m x 2.11m)

Window to the rear, radiator.

Bathroom

Fitted with a three piece contemporary suite including bath with panel to the side, thermostatically controlled shower from mixer tap and glass screen to the side, tiled splash areas, towel warmer, electric shaver point, tiled floor, down-lights incorporating extractor.

Outside

The property enjoys allocated parking spaces for two cars and access is gained to the main entrance door via a paved pathway with gravel border.

Rear Garden

The rear garden is predominantly laid to lawn with paved patio area immediately abutting the rear of the house, further areas of gravel, enclosed by a combination of walling and fencing with gated pedestrian access to the rear. South facing in aspect.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

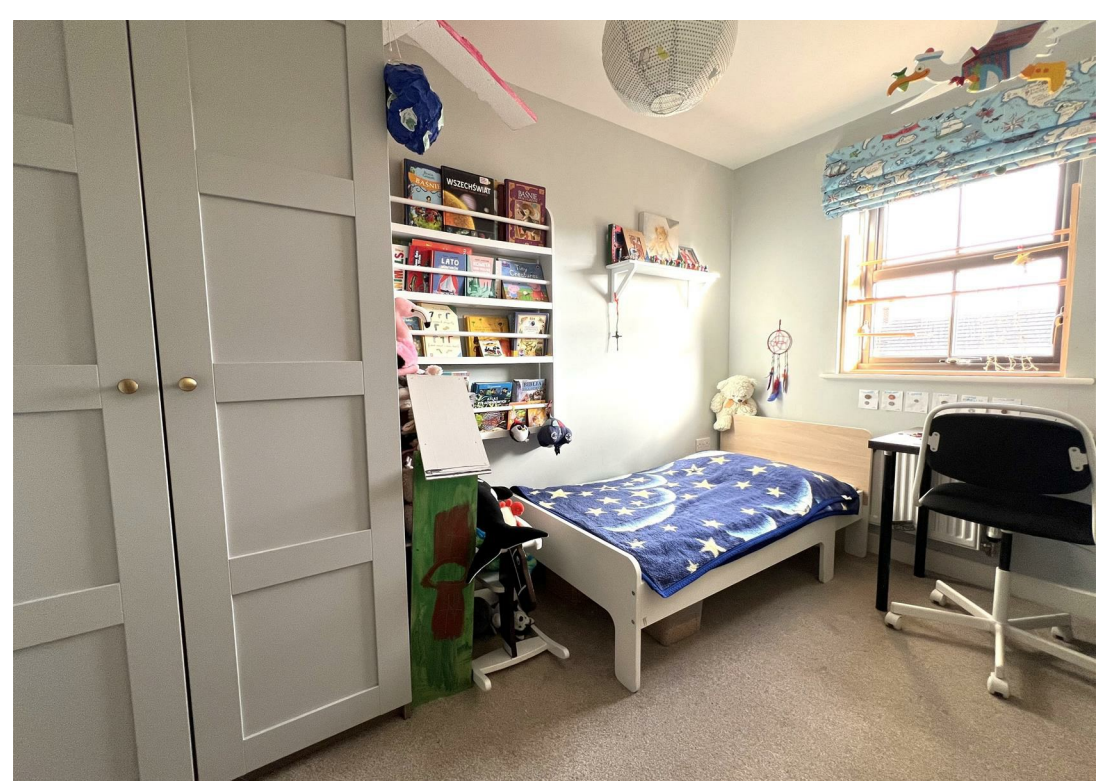
Sewerage: Mains

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.





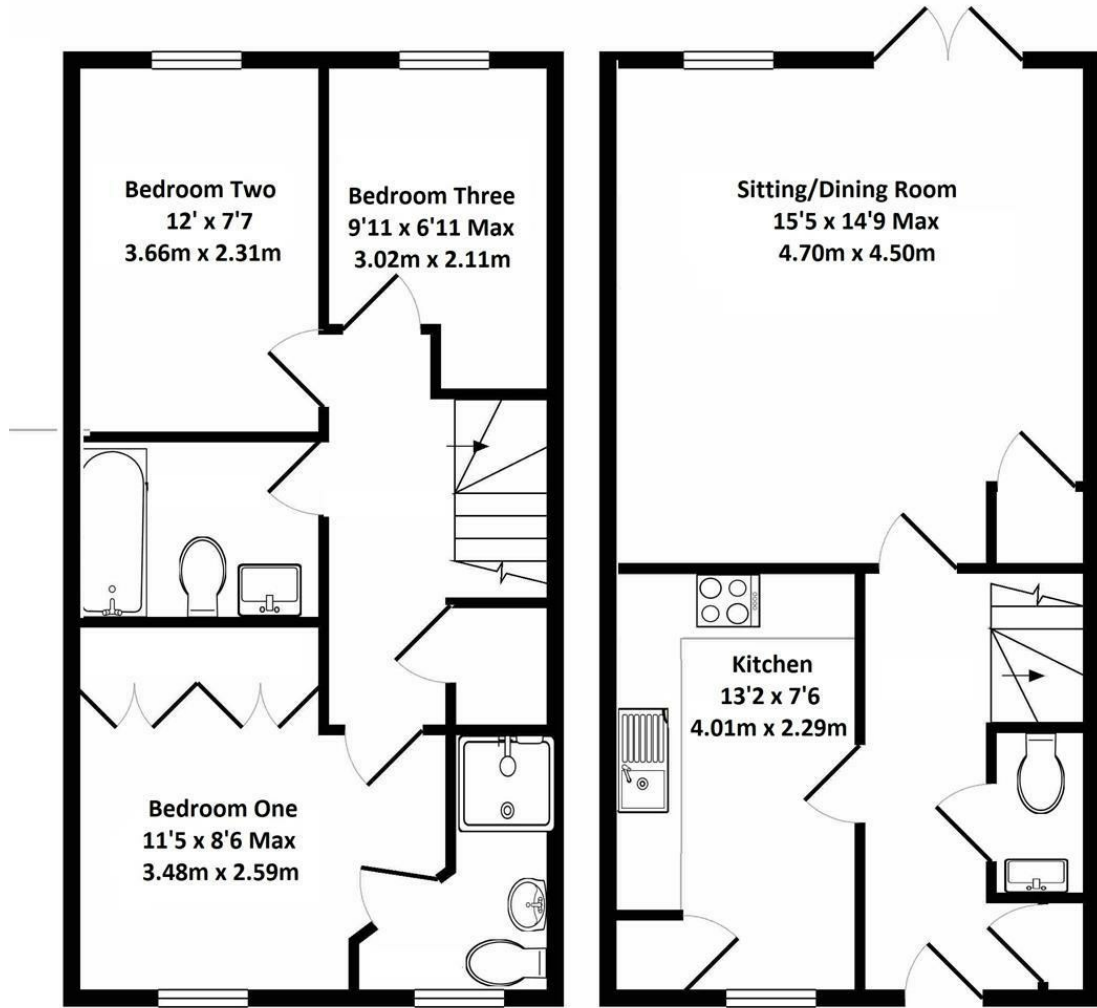
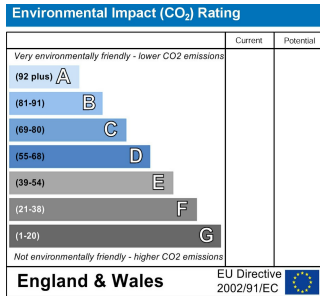
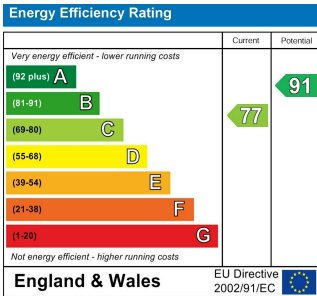
Further Information



Local Authority: North Northamptonshire Council

Tax Band: C

Floor Area: 834.00 sq ft



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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