



6 Lancaster Close | Wollaston | NN29 7PD



Matthew  
Nicholas



## Offers In Excess Of £325,000

A recently refurbished and improved Alfred Underwood built three bedroom detached house towards the edge of the village. The property boasts recently installed windows and doors throughout and a refitted kitchen and bathroom. Offered in excellent order, the property briefly comprises a hall, sitting room, open kitchen/dining room, utility area, guest WC and a snug. To the first floor are three bedrooms and a family bathroom. The outside provides a private rear garden and off road parking to the front for up to three cars. Viewing is recommended.

- Three bedroom detached house
- Replacement PVCu doors and windows throughout
- Established cul de sac location
- Off road parking for up to three cars
- Refitted kitchen and bathroom
- Converted garage with store at front

PVCu door with sidelight leading into

### **Entrance Hall**

Radiator, stairs to first floor landing, tiled flooring, doors to kitchen and

### **Sitting Room**

12'7" x 12'7" (3.86 x 3.86)

Window to front, radiator. wood burner on brick hearth with floating ceramic mantle above

### **Kitchen/Diner**

19'5" x 9'8" (5.92 x 2.95)

Recently refitted with a range of base and eyelevel units finished in a grey shaker style with wooden rolled edge worksurfaces above. Inset Belfast sink with stainless steel mixer tap above, integrated dishwasher, freestanding range style cooker (by separate negotiation) with extractor above, space for American style fridge freezer, tiling to splash areas, space for dining table, radiator, coving, window to rear and patio doors leading to garden, glazed door to lobby.

### **Lobby**

Door to guest WC and fully glazed PVC door to rear garden, door to into office/snug and opening into

### **Utility Area**

5'1" x 4'1" (1.55 x 1.27)

Space for washing machine, space for tumble dryer, wall mounted gas fired boiler, window to side.

### **Guest WC**

Fitted with a two suite comprising of low level WC and hand wash basin, tiled splash areas, radiator, obscured window to rear.

### **Office/Snug**

8'3" x 11'1" (2.54 x 3.38)

A full building regulation compliant conversion of original garage with window to the side, radiator, coving.

### **First Floor Landing**

Window to side, doors to all first floor room, loft access hatch and storage cupboard.

### **Bedroom One**

9'10" x 12'4" (3.00 x 3.76)

Window to front, radiator, coving

### **Bedroom Two**

8'2" x 9'10" (2.49 x 3.02)

Window to rear, radiator, coving

### **Bedroom Three**

8'9" x 8'0" (2.69 x 2.46)

Window to front, radiator, coving.

### **Bathroom**

7'4" x 5'5" (2.24 x 1.66)

Recently refitted with a three piece suite comprising of a low level WC, hand wash basin set into a vanity unit, bath with thermostatic shower above, glazed shower screen, radiator, tiling to all splash areas, vinyl flooring, freestanding unit to match vanity unit, obscured glazing to the rear.

### **Rear Garden**

Immediately abutting the rear of the property is a full width patio area. The remainder of garden is predominantly laid to lawn with some mature trees, vegetable patch, a secondary patio area with space for table and chairs, the whole is enclosed with a combination of timber fencing, not considered to be overlooked.

### **Garage**

8'4" x 4'10" (2.56 x 1.48)

Up and over door, light and power connected.

### **Outside**

The house sits behind a recently laid driveway of shingle providing parking for up to three cars and access to the front of the garage, pedestrian access to the rear garden is also provided to the side of the house.

### **Material Information**

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

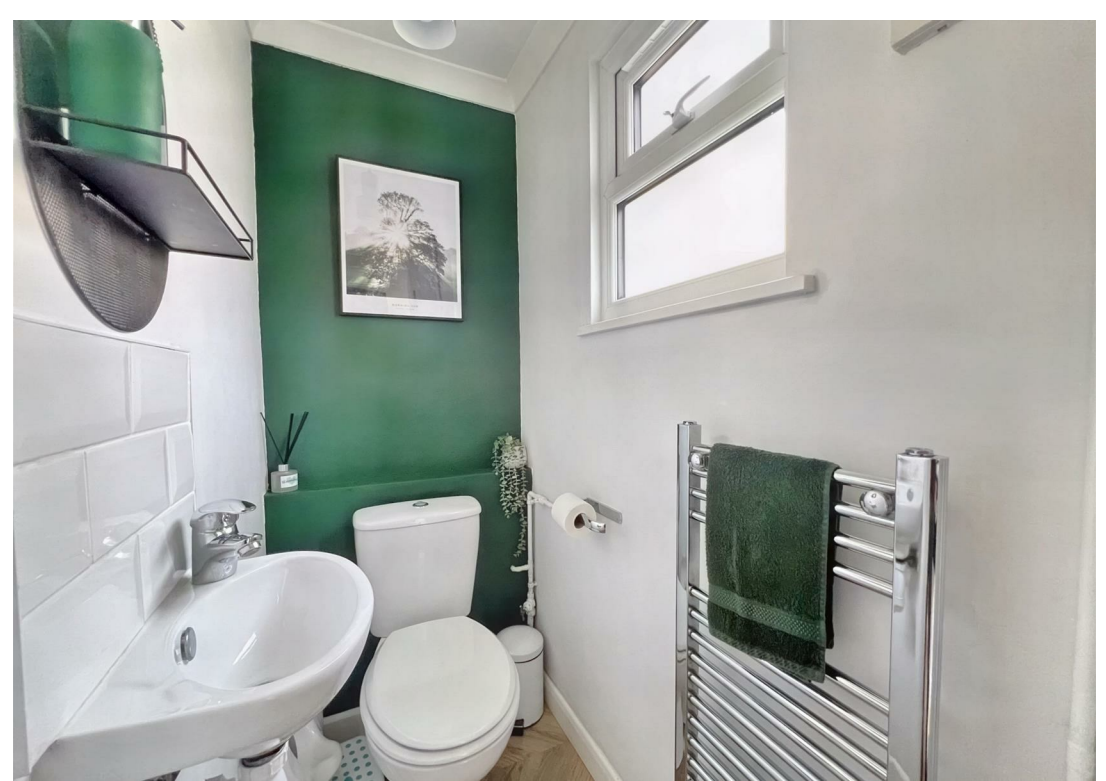
Sewerage: Mains

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.





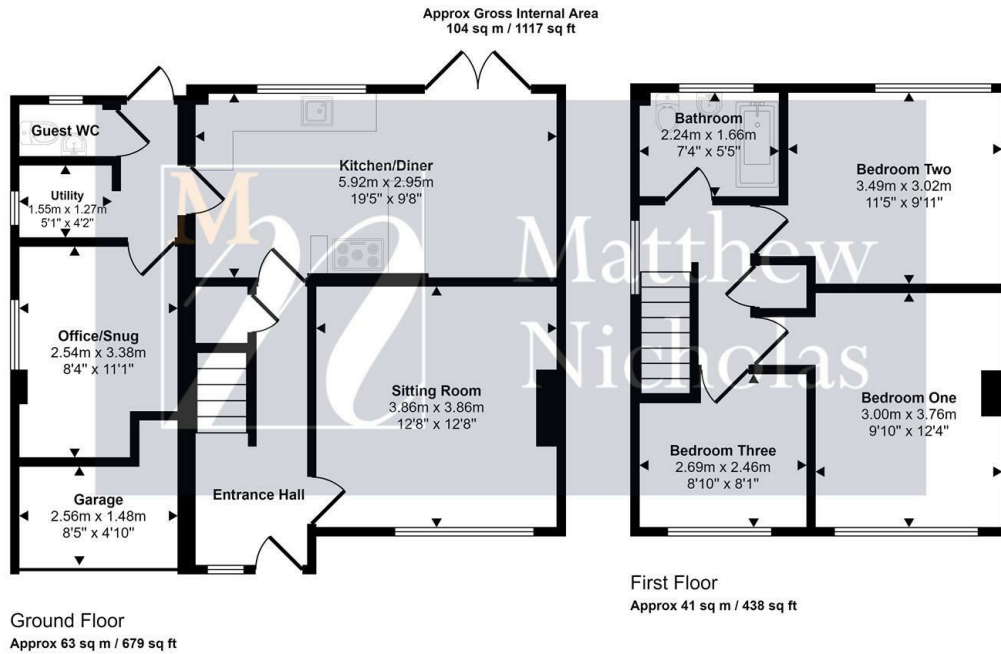
# Further Information



Local Authority: North Northamptonshire Council

Tax Band: D

Floor Area: 1117.00 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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>81</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>67</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.

27-29 Newton Road, Wollaston  
Northamptonshire  
NN29 7QN

T 01933 663311  
E enquiries@matthewnicholas.co.uk  
W www.matthewnicholas.co.uk



Matthew  
Nicholas