



23 St. Marys Road | Bozeat | NN29 7JU



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Price Guide £425,000

A really unusual Underwood built three bedroom detached house enjoying a delightful corner plot with a triple garage/workshop to the side. immaculately presented, the property still offers scope for any buyer to further extend or improve it to their own design (STC). Offering a gas fired radiator heating system, sealed unit double glazing, superbly fitted kitchen and bathroom. The accommodation briefly comprises of a porch, entrance hall, sitting room arched to a dining room, kitchen, lobby and utility/WC. The landing leads to three bedrooms and a bathroom. The gardens are on three sides of the house. There is also a useful home office/spare room to the rear.

- Underwood built three bedroom detached
- Large triple garage/workshop
- Neutral décor
- Corner plot with scope to extend (STC)
- Well fitted kitchen and bathroom
- South/west facing aspects to main gardens

PVCu entrance door with glazed panel and to the side, leading from the front into the entrance porch.

Entrance Porch

Sliding glazed door to the entrance hall, down-light

Entrance Hall

Radiator, staircase to the first floor, down-lights, coving, thermostat, oak doors with bevelled glazing to the sitting room and kitchen.

Sitting Room

12'7" x 12'6" (3.85 x 3.82)

Bay window to the front, radiator, feature contemporary gas fire with polished stone surround and hearth, TV point, wall-light points, dado, coving, cornice, archway to the dining room.

Dining Room

8'10" x 10'0" (2.71 x 3.07)

French doors to the garden, radiator, dado, coving, further arch to the kitchen.

Kitchen

9'6" x 9'7" (2.92 x 2.94)

Fitted with a range of 'Shaker' style oak fronted units with granite effect worksurfaces above, inset single drainer porcelain sink with mixer tap, induction hob with glass splash back and glass/stainless steel extractor above, corresponding oven beneath, integrated dishwasher and under-counter fridge, tiled splash areas, vertical radiator, down-lights, tiled floor, window to the rear, further oak door with double glazing to the rear lobby.

Rear Lobby

Part-glazed door to the rear garden, door to garage and door to utility/WC.

Utility/WC

5'4" x 6'5" (1.65 x 1.97)

Fitted with a range of base and eye-level units with worksurfaces above and inset sink, plumbing and space for washing machine, space for under-counter fridge or

tumble dryer, tiled splash areas, low-level WC, electric storage heater, obscured window to the rear.

First floor landing

Window to the side, down-lights, loft access hatch with pull-down loft ladder, doors to all bedrooms, bathroom and shelved linen store.

Bedroom One

10'0" x 12'2" (3.06 x 3.73)

Window to the front, radiator, range of built-in wardrobes including dressing table.

Bedroom Two

11'4" x 10'1" (3.46 x 3.08)

Window to the side, radiator, range of built-in bedroom furniture, including side tables, top boxes and dressing table.

Bedroom Three

8'10" x 8'3" (2.70 x 2.54)

Window to front, radiator, coving, down-lights.

Bathroom

7'7" x 5'5" (2.33 x 1.66)

Refitted with a white suite including low-level WC wash hand basin with mixer tap and 'P' shaped bath with mixer tap and 'Triton' shower above, curved glazed screen to the side, tiling to all walls, towel warmer, xpelair, down-light, tiled floor, obscured window to the rear.

Outside

The property enjoys a generous corner plot and is approached via a double width block paved driveway providing off-road parking. The remainder of the front garden is laid to lawn with flower/shrub borders, low retaining wall and mature laurel hedge, several maturing trees. Access from the driveway to the entrance door and via pedestrian gates to the side and rear gardens, garage.

Garage Two

27'11" x 9'6" (8.53m x 2.90m)

Power and up and over door, skylights, personal door to rear.

Garage One

17'8" x 8'9" (5.41m x 2.69m)

Powered up and over door, skylight, personal door to the rear lobby, power and light connected

Rear Garden

Immediately abutting the rear and side of the property are significant paved seating areas with low retaining walls and gravel area, an area of lawn exist to the side of the house enjoying a southerly aspect and is bordered by further areas of paving, timber pergola, timber shed, timber summerhouse/store with raised decked seating area and Veranda, area of mature planting, exterior power and light. From the rear patio, access may be gained to the attached home office/spa room. All enclosed by a combination of hedging and fencing.

Home Office/Spa Room

9'1" x 13'3" (2.79 x 4.05)

Tiled floor and walls, tongue and groove ceiling, power, light and water connected, sliding patio doors to the paved areas.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

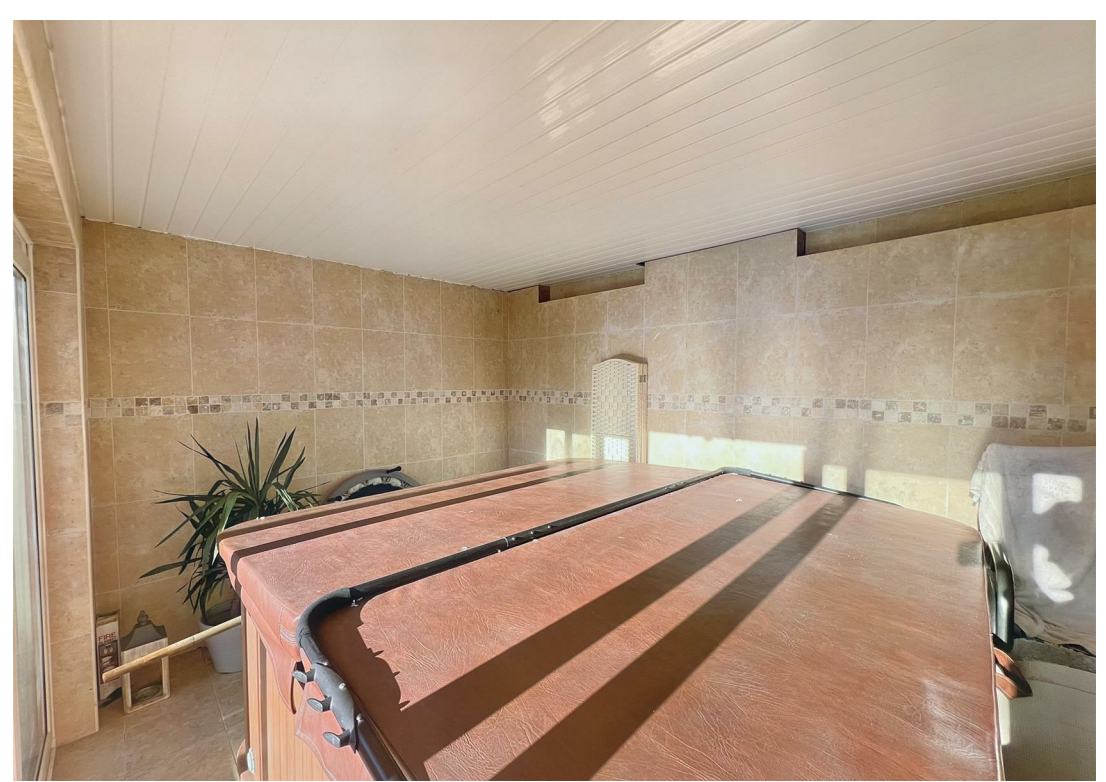
Sewerage: Mains

Heating: Gas radiators

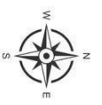
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

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





Further Information



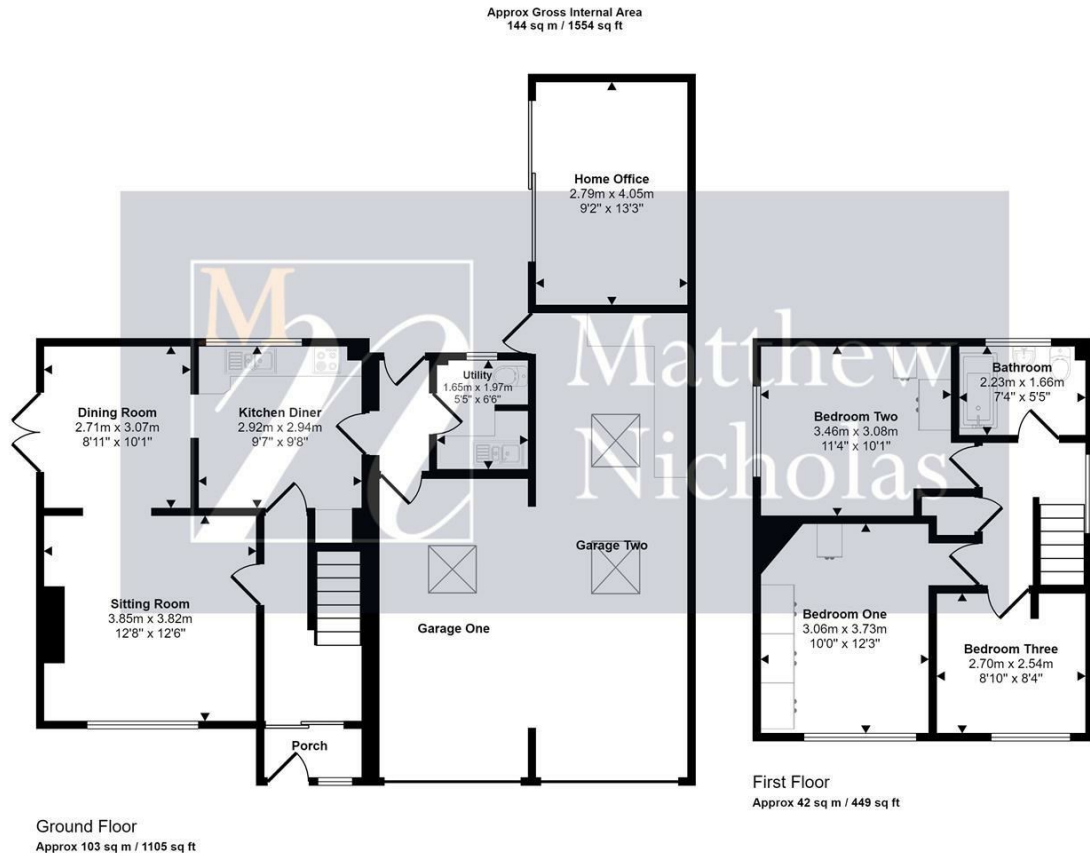
Local Authority: North Northamptonshire Council

Tax Band: C

Floor Area: 1554.00 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			68
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			68
(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			
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.

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