29 The Pyghtles | Wollaston | NN29 7QD

Matthew Nicholas

Offers In The Region Of £239,995

A modern yet well-established three bedroomed semi-detached house with single integral garage and views over open farmland to the front. Situated towards the edge of the village, within easy access to local amenities. The property boasts a gas-fired radiator central heating system, PVCu double glazing and an enclosed rear garden. The property briefly comprises an entrance hall, sitting/dining room, rear lobby, kitchen, first floor landing, three well-proportioned bedrooms and a bathroom. The property would benefit from a number of improvements including the kitchen and could be altered to include the garage space (subject to consents).

- Three bedroom semi-detached with single garage
- Gas fired radiator heating system
- Farmland views to the front
- Scope for further improvement
- PVCu double glazing
- No onward chain

Part-glazed PVCu entrance door leading from the front into the entrance porch.

Porch
Glazed panel to the side, wall-light points, further panelled door to the sitting/dining room.

Sitting/Dining Room
10'9" x 21'10" (3.29m x 6.67m)
Window to the front and French style doors opening out to the garden, two radiators, TV point, Telephone point, wall-light points, coving, laminate wood flooring, further panelled door to the rear lobby.

Rear lobby
Part-glazed PVCu entrance door leading out to the rear garden, staircase to the first floor, further panelled door to the kitchen.

Kitchen
7'9" x 10'4" (2.37m x 3.17m)
In need of re-fitting, but currently fitted with a stainless steel sink unit with cupboards beneath, further range of base and eye-level storage cupboards with work surfaces above, tiled splash areas, space and points for electric cooker, space and plumbing for washing machine, fridge/freezer and tumble dryer, window to the rear.

First Floor Landing
Access to roof space, airing cupboard housing wall-mounted gas-fired combination boiler, doors to all bedrooms.

Bedroom One
13'1" x 7'1" (3.99m x 2.17m)
Two windows to the front, radiator, built-in wardrobes.

Bedroom Two
7'9" x 11'1" (2.38m x 3.38m)
Window to the rear, radiator, built-in wardrobes.

Bedroom Three
7'9" x 11'3" (2.38m x 3.43m)
Window to the rear, radiator, built-in wardrobes.

Bathroom
5'4" x 7'3" (1.65m x 2.21m)
Re-fitted with a three-piece suite in white comprising of a low-level WC with concealed cistern, vanity wash hand basin with mixer tap and cupboard storage beneath. and 'P' shaped bath with mixer tap and additional thermostatically controlled shower above, glazed screen to the side, tiled splash areas, towel warmer, down lights, expelair, obscured window to the front.

Outside
The property stands behind an open plan front garden predominantly laid to lawn with concrete single width driveway providing off-road parking for one to two vehicles. Access may be gained from the driveway to the main entrance door and single integral garage. Gated pedestrian access from shared driveway to the side, leading to the rear garden.

Single Integral Garage
Roller shutter doors, power and light connected.

Rear Garden
Immediately abutting the rear of the property is a paved patio area, the remainder of the garden is laid to lawn with a further gravelled seating area, large timber tool shed. The whole being enclosed by combination of walling and fencing, outside tap.

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.

Should you wish to submit an offer on any property through Matthew Nicholas Estate Agents Limited, you will be required to demonstrate your ability to finance that offer with bank statements, mortgage pre-approval confirmations and/or written confirmation of your status from a solicitor or financial advisor.

Prior to acceptance of any offer on our clients behalf, you will be required to pass an ID and anti-money laundering check. This is conducted via a third party and is chargeable at £60 (inc Vat) per transaction. Please call the office to confirm how to settle it.

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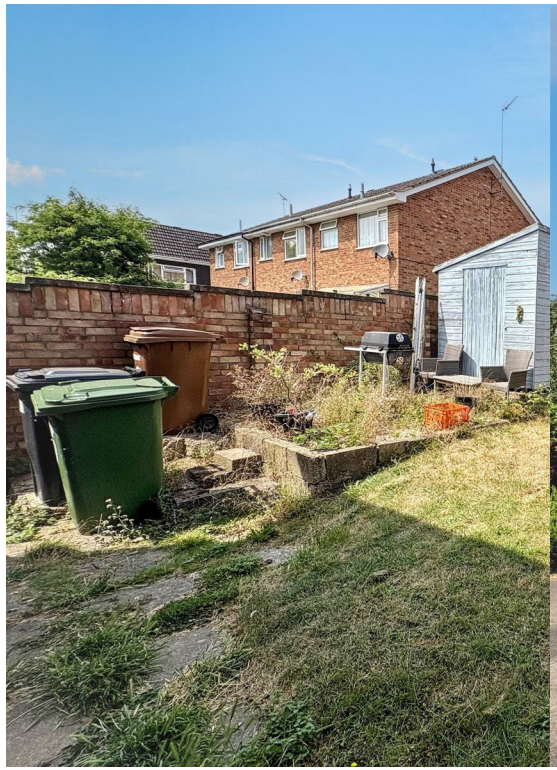
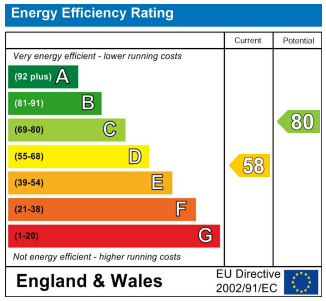


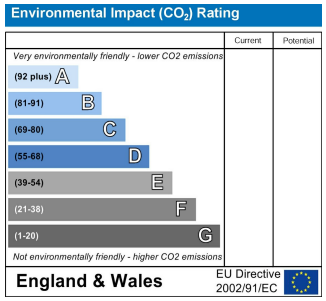
Further Information

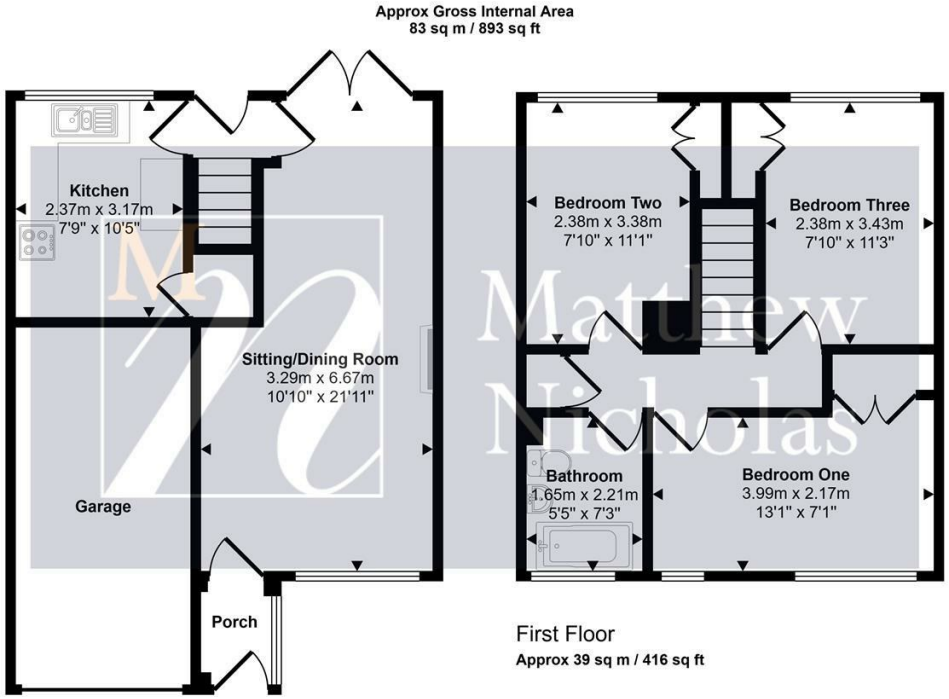
Local Authority: North Northamptonshire Council

Tax Band: B

Floor Area: 893.00 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.

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