



11 Queen Street | Bozeat | NN29 7LA



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Price Guide £275,000

A well presented three bedroom mature semi-detached house backing onto fields towards the edge of this popular village. Offered with no onward chain, viewing is recommended. The property has a radiator heating system, sealed unit double glazing and briefly comprises of an entrance hall, sitting room, a fitted kitchen with separate dining room and lean to/conservatory. Three bedrooms lead off the landing along with a shower room and separate WC. Delightful gardens with a southerly aspect and two sheds. A superb value for money family home.

- Three bedrooms
- South facing garden
- Garden to rear

- Village location
- Family home
- No onward chain

Storm porch with composite entrance door and inset glazing leading into the entrance hall.

Entrance Hall

Staircase to the first floor, telephone point, multi-paned glazed doors to the sitting room and dining room.

Sitting Room

16'11" x 10'9" max (5.16m x 3.28m max)

Bay window to the front, further patio doors to the rear, radiator, feature gas fire with timber surround and granite inset and hearth, wall-light points

Dining Room

13'1" x 10'5" max (3.99m x 3.20m max)

Bay window to' front, radiator, TV point, multi-paned glazed door through to the kitchen.

Kitchen

10'5" x 5'10" (3.18m x 1.78m)

Fitted with a range of wood fronted base and eye-level units with granite effect worksurfaces above, stainless steel sink with mixer tap, space for slide-in electric cooker, space and plumbing for washing machine and under-counter fridge, tiled splash areas, radiator, window to the rear and part-decorative glazed door to the conservatory.

Conservatory

9'3" x 5'8" max (2.82m x 1.75m max)

Of a PVCu and double glazed construction under a mono-pitched glazed roof, tiled floor, radiator, sliding patio doors to the garden, further door to the store.

Store

Power and light connected.

First floor landing

Window to the rear, radiator, airing cupboard housing a lagged hot water cylinder and oil fired central heating boiler, loft access hatch, doors to all bedrooms, bathroom and separate WC.

Bedroom One

13'10" x 11'1" max plus recess (4.24m x 3.38m max plus recess)

Two windows to the front, radiator.

Bedroom Two

10'11" x 7'10" max plus recess (3.33m x 2.39m max plus recess)

Two windows to the front, radiator.

Bedroom Three

8'5" x 7'10" max (2.57m x 2.39m max)

Window to the rear, radiator.

Bathroom

Fitted with a two-piece suite, including large walk-in shower with glazed screen and 'Triton' shower unit, vanity wash hand basin with storage beneath, tiled splash areas, radiator, obscured window to the rear.

Separate WC

Fitted with a low-level WC, obscured window to the rear.

Outside

The property stands behind a wrought iron fence retained front garden, predominantly laid to lawn with pathway allowing access to the main entrance door, side garden and via a further wrought iron gate to the rear garden.

Rear garden

Immediately abutting the rear of the house is a large paved patio area, retained by low-level stone walling. The garden is predominantly laid to a large lawn with inset fruit tree, low maintenance gravel/planted areas with trough style beds, paving for bench and pathway allowing access to two timber sheds with power connected, exterior tap and lighting, enclosed by combination of mature hedging and fencing and enjoying a southerly aspect, siding on to open farmland.

Local Information

Bozeat is a popular village just north of the market town of Olney offering a comprehensive range of local amenities including a shop, primary schooling, doctor's surgery, public house and post office.

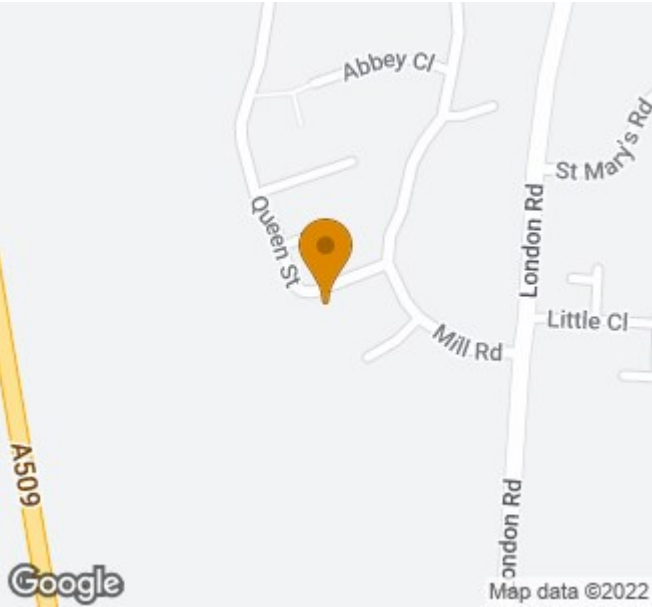
Main rail to London (St Pancras) from Wellingborough (approx. 6 miles) in under an hour.

M1 at J14 Milton Keynes approx. 10 miles.



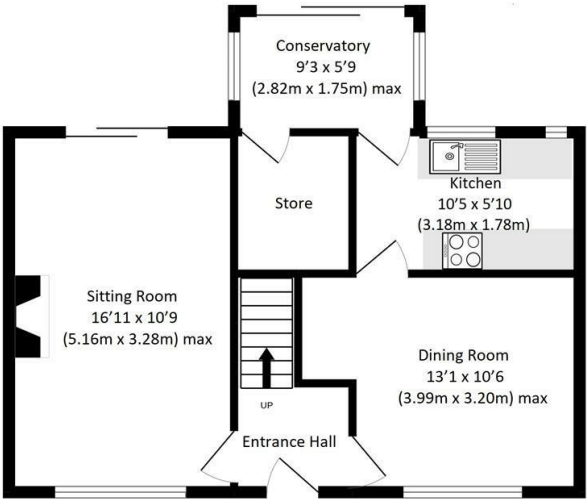


Further Information

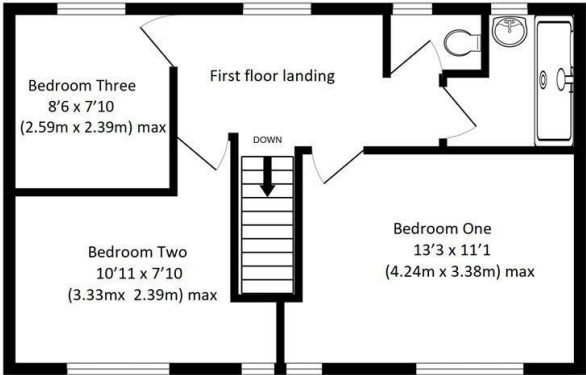


Local Authority: North Northamptonshire Council
Tax Band: B


GROUND FLOOR
526 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 1005 sq.ft. (93.4 sq.m.) approx.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		74
(81-91) B		
(69-80) C		
(55-68) D	55	
(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		
(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

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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