



16 Delamere Road | Delapre | Northampton | NN4 8QG



Matthew
Nicholas



Offers In The Region Of £249,995

A versatile and attractive semi-detached dorma-bungalow with a delightful, low maintenance west facing garden. The property offers a gas fired radiator heating system, fitted kitchen and bathroom, PVCu double glazing and an attractive conservatory to the rear. Briefly comprising of a porch opening to the dining room/hall, sitting room, kitchen, conservatory and ground floor double bedroom. The master bedroom is located on the first floor. Gardens are provided to front and rear. No onward chain.

- Semi-detached dorma style bungalow
- Lovely private easily tended garden
- Gas fired radiator heating system
- Flexible living space over two floors
- PVCU double glazing
- No onward chain

Storm porch with door to

Hall/Dining Room

13'8 x 9'4 (4.17m x 2.84m)

Window to the front, Two radiators, close door cupboard, tiled floor. Staircase to the first floor, doors to the bathroom, sitting room and kitchen.

Bathroom

Fitted with a three piece suite including a low level WC, pedestal wash hand basin and P shaped bath with shower over and glazed screen. Tiled splash areas, expelair and two obscured windows to the side.

Sitting Room

19'3 x 10'7 (5.87m x 3.23m)

Sliding patio doors to the conservatory, radiator, feature contemporary Polished stone fireplace with fitted living flame effect gas fire, TV point, engineered oak flooring. Door to

Bedroom

11'1 x 9'2 (3.38m x 2.79m)

Bay window to front, radiator, engineered oak floor.

Conservatory

11' x 10' (3.35m x 3.05m)

Of a PVC you double glazed construction under a four-way hipped polycarbonate roof with glazing to 3 aspects and French doors to the garden. Radiator, tiled floor, door to the kitchen.

Kitchen

9'6 x 7'8 (2.90m x 2.34m)

Fitted with a range of cream shake Style face and I love it units with rollers to work surfaces above. Inset single bowl stainless steel sink with mixer tap, space for sliding gas cooker, plumbing for washing machine, tiled/areas, tiled floor. Window to the rear and door back to the dining room/hall.

First Floor Landing

Door to Bedroom One.

Bedroom

15'4 x 13'2 (4.67m x 4.01m)

Velux style skylight to the rear, radiator, access to into eaves storage, cupboard housing gas fired central heating boiler, laminate wood flooring.

Outside

The property stands behind a walled front garden predominantly laid to gravel with concrete pathway allowing access to the main entrance door and via a pedestrian gate to the rear garden.

Rear Garden

Enjoying a westerly aspect and considered to be private, immediately abutting the rear of the property is a paved patio area, the remainder of the garden being laid to a combination of paving and decorative gravel on two levels with timber summer house, storage shed And original brick built coal store. Include by combination of fencing and mature evergreen trees, with well-stocked and mature flower/shrub borders. Exterior tap.





Further Information



Local Authority: North Northamptonshire Council

Tax Band: B

Energy Efficiency Rating	
Current	Potential
	90
71	

Very energy efficient - lower running costs

Not energy efficient - higher running costs

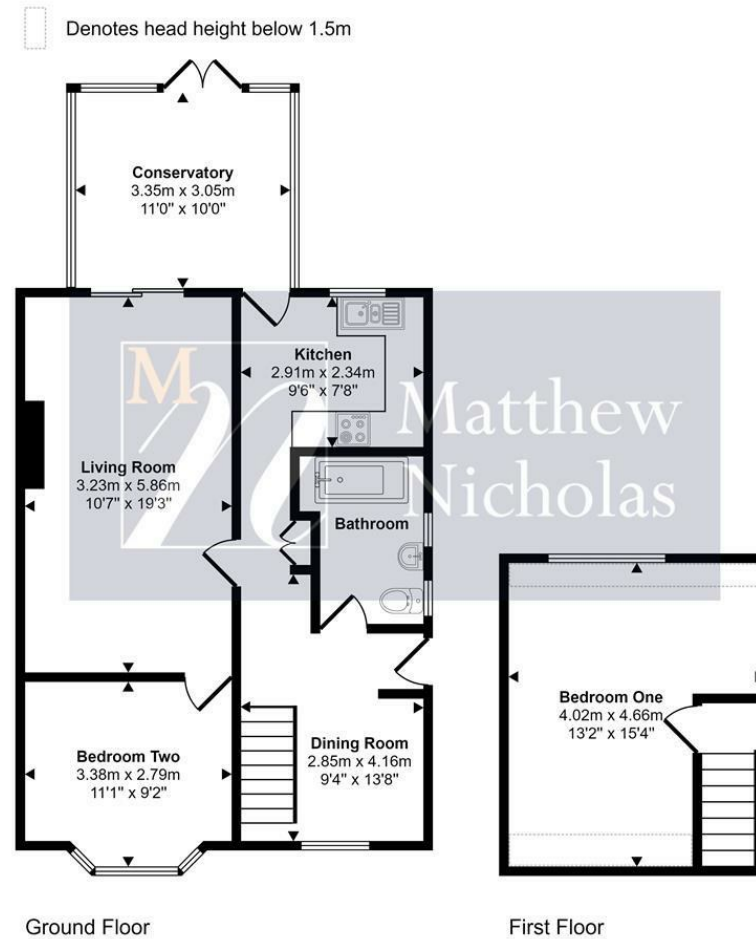
EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

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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27-29 Newton Road, Wollaston
Northamptonshire
NN29 7QN

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



Matthew
Nicholas