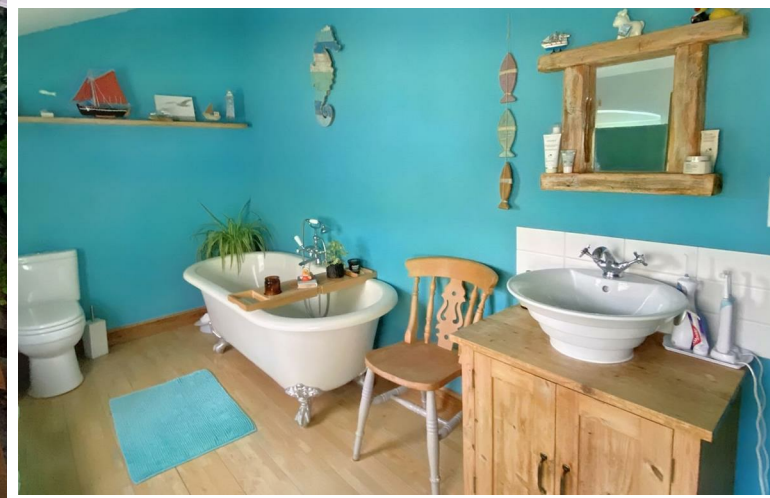




30 Allens Hill | Bozeat | NN29 7LW



Matthew
Nicholas



Offers In Excess Of £325,000

A delightful period attached cottage over three floors with pretty south-westerly garden in this popular village. Boasting a gas fired radiator heating system, PVCu double glazing and well fitted kitchen and bathroom, decoration is neutral with many character features. Briefly comprising an entrance hall, sitting room with wood burner, dining room, kitchen with quartz worktops and a conservatory. A cellar exists beneath the dining room. The first floor offers two bedrooms and a large bathroom with a further double bedroom on the second floor. Viewing is recommended.

- Three bedroom cottage over three floors
- PVCu double glazing
- Character features
- Gas radiator heating system
- Neutral décor and fittings
- Storage cellar

Shared entrance way with part glazed timber entrance door leading into the

Entrance Hall

Decorative tile floor, staircase to the first floor, panelled doors to sitting room and dining room.

Sitting Room

10'9" x 12'2" (3.29 x 3.73)

Bay window to the front, radiator, feature hole in the wall style fireplace with slate hearth and fitted wood burner, timber mantle above. TV point, wall light points, central heating thermostat, laminate wood flooring, picture rail.

Dining Room

10'9" x 11'1" (3.28 x 3.38)

Window to the rear, radiator, hole in the wall style fireplace with slate hearth and space for decorative electric fire, engineered wood flooring, picture rail and coving. Ledge and braced door to understairs door with hatch access to cellar, doorway to kitchen.

Kitchen

6'3" x 15'11" (1.93 x 4.87)

Fitted with a range of cream coloured base and eyelevel units with quartz work surfaces above. Cermic sink with period style mixer tap above, ceramic hob with stainless steel chimney style extractor and eyelevel single electric oven to the side with space for integrated microwave. Electric two oven Aga with tiled splashback's, further tiled areas, space for fridge/freezer and wine cooler. Tiled floor, downlights, windows and door to the side, glazed door leading to the conservatory

Conservatory

8'9" x 12'4" (2.69 x 3.78)

Of a PVC new construction under a pitched polycarbonate roof with glazing to two aspects and French doors opening to the garden. Radiator, laminate flooring.

First Floor Landing

Radiator, staircase to second floor, doors to all first floor rooms.

Bedroom One

17'0" x 12'2" (5.19 x 3.72)

Two windows to the front, two radiators, picture rail and coving, further door to walk-in wardrobe.

Bedroom Two

8'8" x 8'3" (2.66 x 2.52)

Window to the rear, radiator.

Bathroom

Fitted with a period style four piece suite including a low-level WC, ceramic bowl wash hand basin with mixer tap on stripped pine storage unit, freestanding roll top bath with period style mixer tap/shower and corner shower cubicle with sliding glass doors. Tiled splash areas, period style radiator, laminate wood flooring, two windows to the side.

Second Floor Landing

Window to the side, radiator, into eaves storage.

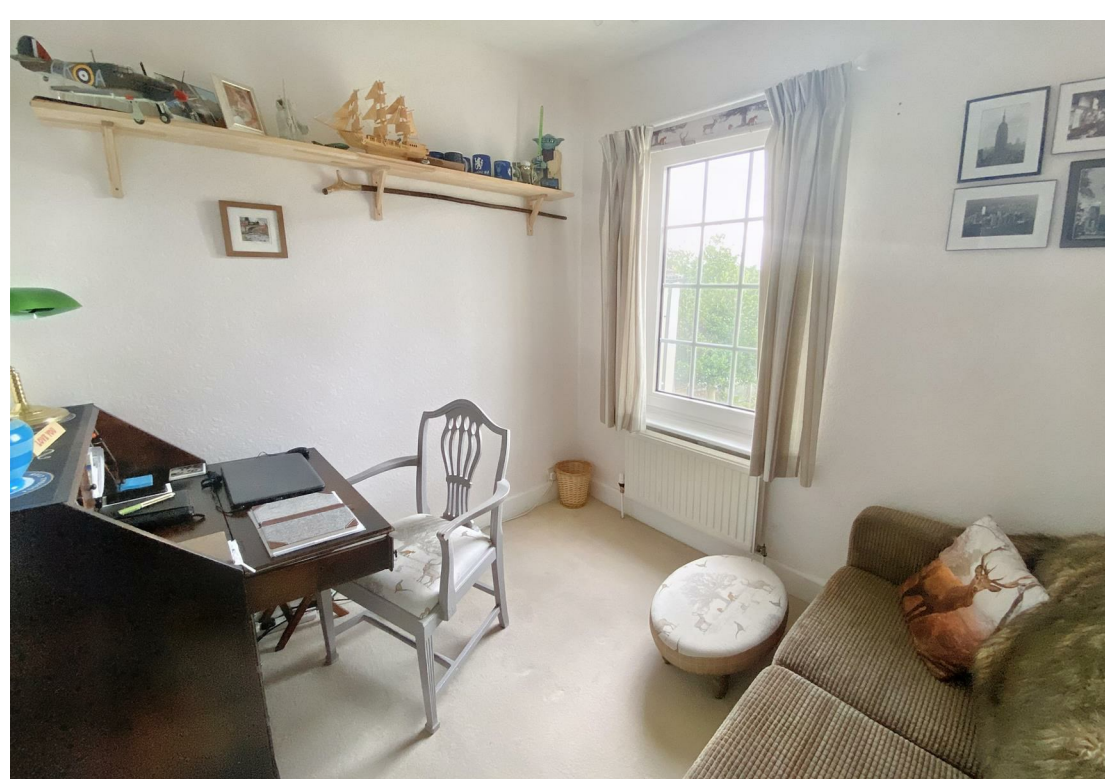
Outside

The property stands behind a pretty courtyard style front garden with shared pathway allowing access to the main entrance and further pedestrian gate to the rear garden.

Rear Garden

Immediately abutting the rear of the house is a block paved hardstanding with steps leading down to a tiered patio in Indian sandstone. Beautifully tended flower/shrub borders, area suitable for hot tub with timber pergola to the side, further steps and trellis divide leading to a vegetable garden with raised planted beds further areas of paving and space suitable for small greenhouse. Large timber workshop. Enclosed by combination of hedging, walling and climbing plants, affording a south westerly aspect. Exterior lighting and tap.

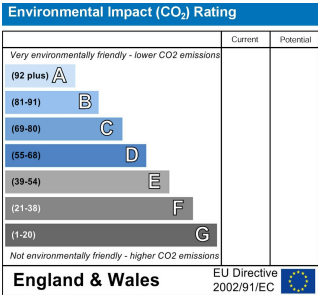
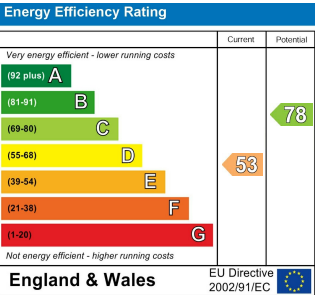




Further Information



Local Authority: North Northamptonshire Council
Tax Band: B



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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