

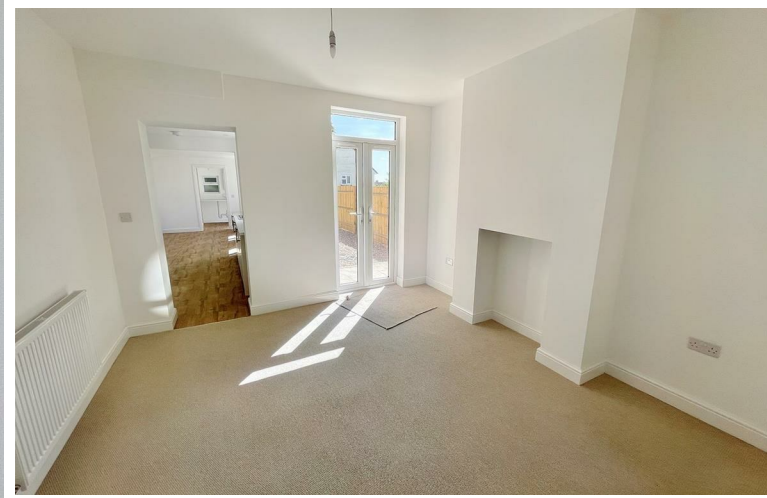


10 Howard Road | Wollaston | NN29 7QZ



Matthew  
Nicholas





£300,000

A lovely three bedroom period detached house, well located, and beautifully presented having been subject to a comprehensive refurbishment including a brand new roof. Offering a gas fired radiator system, PVCu double glazing, re-fitted contemporary kitchen and a re-fitted white bathroom. Having been subject to complete redecoration with new carpets and flooring, the accommodation includes an entrance hall, sitting room, family room that leads through to the kitchen and dining area, utility room and guest WC. The first floor comprises of a landing which leads to three well-proportioned bedrooms and a bathroom. Gardens to front and rear. No onward chain.

- Three Bedroom Period detached house
- Neutral decoration and carpets
- PVCu double glazing
- Refitted kitchen and bathroom
- Gas radiator heating system
- Enclosed low maintenance garden

### **Entrance Hall**

Radiator, staircase rising to the first floor, door leading to

### **Sitting Room**

10'0" x 10'7" (3.05 x 3.24)

Double glazed sash window to front, radiator, hole in the wall style fireplace (Currently non-functional, subject to buyer investigation), square opening through to the

### **Family Room**

11'6" x 11'8" (3.51 x 3.56)

Double doors to the garden, radiator, hole in the wall style fireplace (non-functional), doorway leading into the

### **Kitchen/Dining Room**

8'6" x 25'2" (2.61 x 7.69)

Kitchen Area:

Fitted with a variety of slab styled cabinets and drawers with contemporary marble effect worktop above, single drainer sink with mixer tap overlooking the garden, matching silver accent handles and chimney style extractor fan, marble effect upstand, access to understairs pantry. Window to the side and square opening to the

Dining Area:

Two windows onto the garden, radiator, door to the

### **Utility Room**

5'10" x 7'8" (1.80 x 2.35)

Matching marble effect worktop with space below and plumbing for washing machine, gas fired central heating boiler, window to side and glazed door to the garden. Door to the

### **Guest WC**

Fitted with a low level WC, wall mounted basin and heated towel rail

### **First Floor Landing**

Doors to all bedrooms and bathroom, loft access hatch leading to spacious attic with potential of conversion subject to planning.

### **Bedroom one**

13'6" x 12'3" (4.12 x 3.75)

Two windows to front, radiator

### **Bedroom two**

8'7" x 10'7" (2.63 x 3.25)

Window to rear, radiator

### **Bedroom three**

8'4" x 7'11" (2.55 x 2.43)

Window to rear with field views, radiator

### **Bathroom**

Fitted with a three piece suit in white including a low level WC, pedestal wash hand basin and bath with panel to the side and mixer tap. Heated towel warmer.

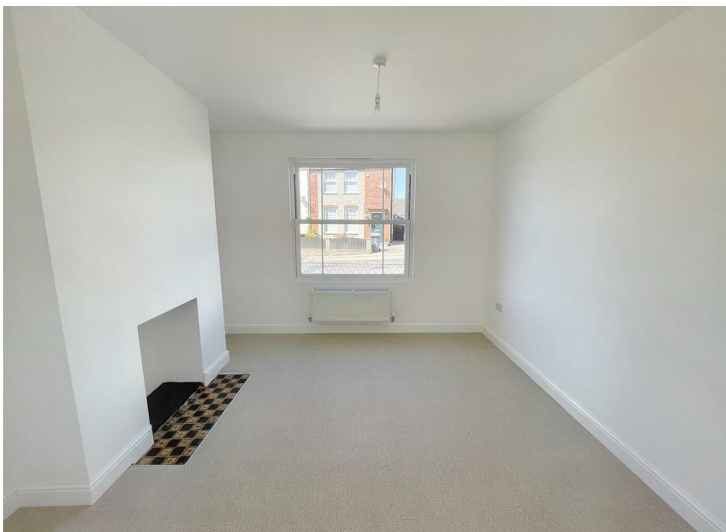
### **Outside**

The front garden is laid to gravel with pathway and wrought iron gate to the front door, shared gated pedestrian access to the rear garden.

### **Rear Garden**

Pebbled space to the side leading to an enclosed grass area at the rear. Newly stocked flower bed to one side, red brick wall to the opposite, the remainder being enclosed by timber fencing.











# Further Information



Local Authority: North Northamptonshire -  
Wellingborough  
Tax Band: C

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	80
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
67	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	80
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> 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.

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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