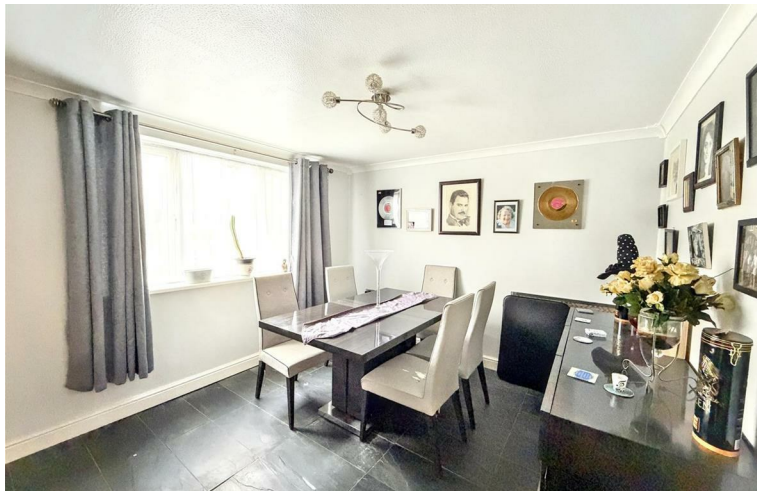


20 John Gray Road | Great Doddington | NN29 7TF

Matthew Nicholas







Offers In The Region Of £325,000

A nicely situated extended semi-detached mature family home enjoying a large south facing rear garden and detached single garage. Having been considerably improved by the present owners, the property offers a gas fired radiator heating system, PVCu double glazing, a superbly refitted kitchen/breakfast room with integrated appliances, refitted bathroom and neutral decoration. The accommodation comprises of a porch, entrance hall, separate reception rooms each with feature wood burners, kitchen/breakfast, utility and guest cloakroom/WC. To the first floor are two double and one single bedroom along with the family bathroom. The property offers scope for further extension to the side (subject to consents) if a buyer required it. Viewing highly recommended.

- Extended mature semi-detached
- Refitted kitchen and bathroom
- Scope for further extension (stc)
- Large south facing plot
- Oversized garage
- No onward chain

PVcu part glazed door leading from the front into the

Entrance Porch
Window to the front, further door to the

Entrance Hall
Doors to the sitting room and dining room, staircase to the first floor.

Sitting Room
Window to front and further French style doors to the rear, feature wood burner with wood mantel shelf above on tiled hearth, wall lights, coving.

Dining Room
Window to the front, feature wood burner on tiled hearth, exposed decorative stone walling, tiled floor, coving. Door to the

Kitchen/Breakfast Room
Fitted with a range of base and eye level units with worksurfaces above. Inset one and half bowl stainless steel sink with mixer tap, feature central island unit incorporating gas hob with contemporary extractor above, eye level double oven, integrated dishwasher adn fridge/freezer. Glass splash areas, glazed display cabinet with lighting, further counter lighting, tiled floor, vertical radiator. Skylight and downlighters to ceiling, understairs store/pantry, window to the rearm, part glazed door opening to the garden, further door to the

Utility
Low level units to match those of kitchen, plumbing adn space for washing machine, tiled floor, window to the rear, door to the garage and WC.

WC
Fitted with a two piece suite including a low level WC and wall mounted basin. Radiator, tiled splash reas, tiled floor, expelair.

First Floor Landing
Window to the rear, radiator, doors to all bedrooms and the bathroom.

Bedroom One
Two windows to the front, radiator.

Bedroom Two
Two windows to the front, radiator.

Bedroom Three
Window to the rear, radiator.

Bathroom
Refitted with a three piece suite in white comprising a low level WC, vanity wash hand basin and low bath with shower above and glazed screen to the side. Vertical radiator/towel warmer, full tiling to walls and floor, downlights, expelair, two windows to the rear.

Outside
The property enjoys a wide frontage with block paved driveway allowing parking for three vehicles. The remainder of the front garden is laid to decorative chippings with a handmade wrought iron fence on dwarf wall. Access to the garage and front door.

Garage
Power and light connected with roller shutter door and personal door to the utility and garden.

Rear Garden
Immediately abutting the rear of the property is a large raised terrace area with dwarf retaining wall and steps down to the main garden. The main garden is largely laid to lawn with inset maturing trees, extensive planting to either sides and a further area suitable for a vegetable garden at the far end with storage shed. Enclosed by a combination of hedging and fencing.

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.



















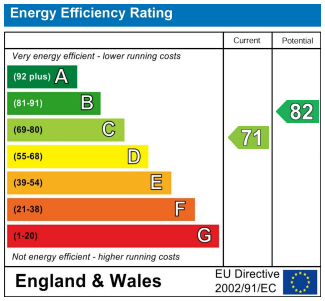
Further Information

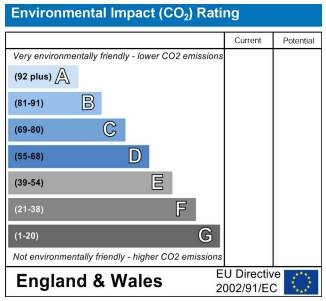


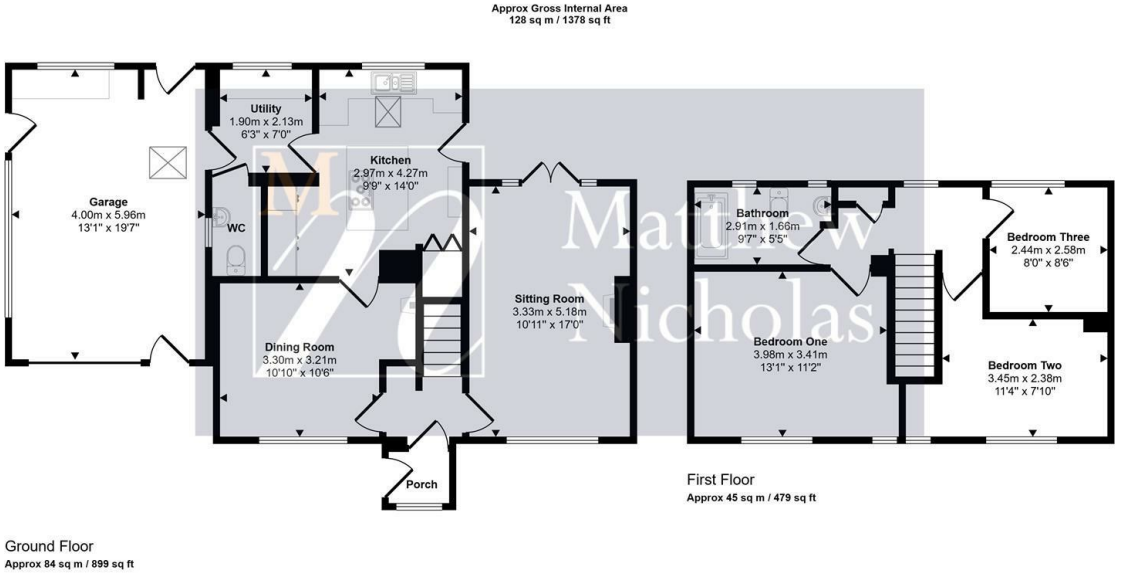
Local Authority: North northamptonshire Council

Tax Band: B

Floor Area: 1378.00 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.

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.

27-29 Newton Road, Wollaston
Northamptonshire
NN29 7QN

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

Matthew Nicholas