

79 Fullwell Road | Bozeat | NN29 7LX

Matthew Nicholas







Offers In The Region Of £325,000

An Alfred Underwood built semi-detached house enjoying a private plot backing onto farmland providing the basis for a superb family home on the edge of this sought after village. The property provides light and airy accommodation laid over two floors with the benefit of PVCu double glazing and gas heating system. Comprising a porch, entrance hall, sitting room, dining room, kitchen with entry to garage. The first floor landing allows access to the three well-proportioned bedrooms and family bathroom. A driveway, single garage and gardens to the rear. A rare find having been superbly cared for and in the same ownership from new.

- Field views to the rear
- Sought after road within village
- Landscaped gardens
- Established three bedroom semi-detached
- Opportunity for further extension (stc)
- Off road parking and oversized garage

Part glazed composite door leading from the storm porch to the

Entrance Hall
Radiator, staircase to the first floor, LVT flooring, doors to the kitchen and

Sitting Room
12'8" x 12'5" (3.87 x 3.80)
French doors to the dining room, radiator, TV point, decorative fireplace with facility for open fire.

Kitchen
9'6" x 10'0" (2.90 x 3.05)
Fitted with a range of base and eye level cream shaker units with wood effect worksurfaces above. inset sink with mixer tap, freestanding cooker with extractor above space and plumbing for washing machine and space for fridge freezer. Tiled splash areas, radiator, door to large understairs store, garage and window to the rear.

Dining Room
9'0" x 10'2" (2.76 x 3.10)
Sliding door to the rear, radiator, door to the sitting room

First Floor Landing
Window to side, radiator, loft access hatch. Doors to all bedrooms, bathroom and the airing cupboard.

Bedroom One
10'0" x 12'6" (3.07 x 3.83)
Window to front, radiator.

Bedroom Two
11'10" x 10'0" (3.63 x 3.06)
Window to rear, radiator.

Bedroom Three
8'9" x 8'9" (2.67 x 2.67)
Window to front, radiator.

Bathroom
7'0" x 5'2" (2.14 x 1.59)
Fitted with a three piece suite comprising a low level WC, wash hand basin set in vanity unit and bath. Tiled splash areas, radiator, obscured window to the rear.

Outside
The house sits behind a generous frontage of concrete driveway and graveled area offering off road parking for a number of vehicles, the remainder is well screened with trees and shrubs behind a retaining wall.

Rear Garden
A delightful garden with extensive planting to all sides area. Immediately abutting the rear of the property is a large paved seating area. The main area of garden steps up with a low retaining all, mainly lawn with a range of shrubs, small trees and seasonal planting and enjoying a easterly aspect and fields to the rear

Garage
7'9" x 23'7" (2.37 x 7.20)
Up and over door with power/light. Door to kitchen and outside

Material Information (Paragraph)
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.



















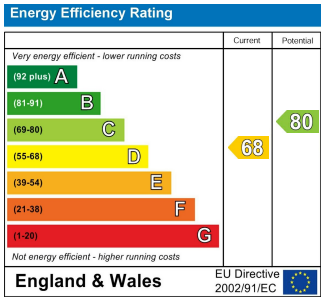
Further Information

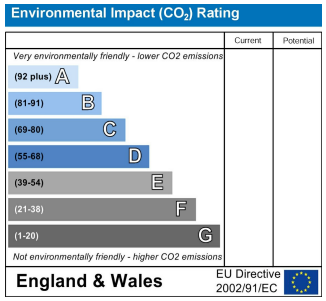


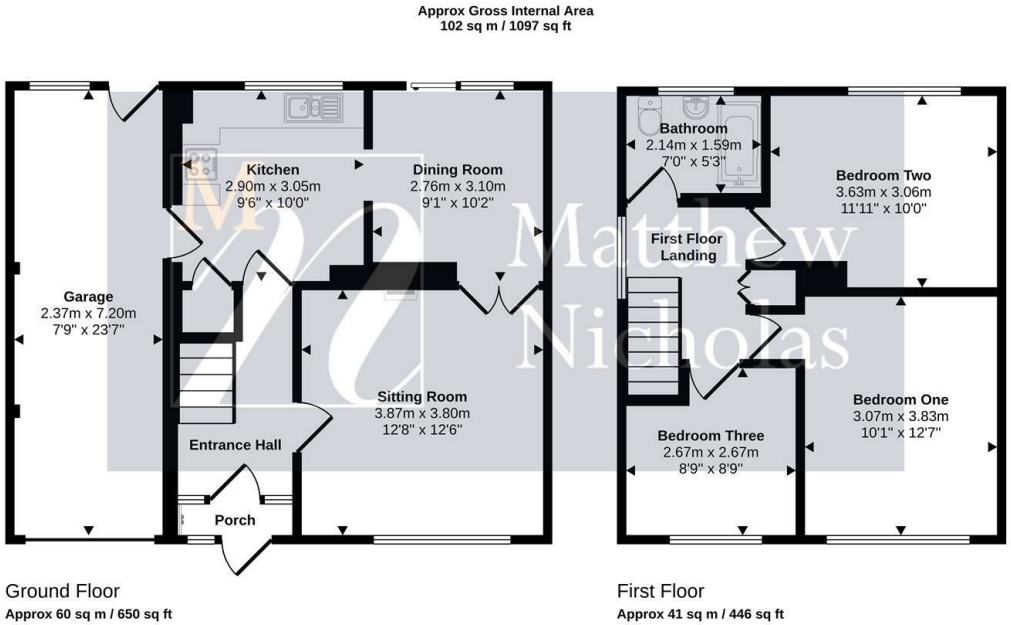
Local Authority: North Northamptonshire Council

Tax Band: C

Floor Area: 1097.00 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