



Fieldings | 4 London Road | Wollaston | NN29 7QP



Matthew
Nicholas



Offers In The Region Of £625,000

A delightful Grade II Listed detached house of stone under a thatched roof set offering c.2300sq' of living space. Enjoying mature and extensive gardens, the property provides a rare opportunity to acquire a large detached family home brimming with period features, yet still offering scope for personalisation. The house offers flexible ground floor living space including four reception areas, a large farmhouse kitchen, utility and guest WC. The first floor offers three double bedrooms and a bathroom with an additional guest bedroom and bathroom from a separate landing. Ample driveway space is provided along with the large private south/west facing gardens.

- Grade II Listed detached stone and thatch house
- Large and private mature gardens
- Scope for further personalisation
- Flexible living space over two floors
- Edge of village position siding onto farmland
- Wealth of character features

Timber entrance door leading from the front into the

Porch

Quarry tiled floor, cloaks cupboard, wall light. Part glazed door to the

Entrance Hall

Radiator, staircase to the first floor landing, quarry tiled floor. Doors to the dining room and snug, arch to the

Kitchen/Breakfast Room

15'4" x 14'6" (4.69m x 4.42m)

Fitted with a range of painted timber cabinetry with tiled worksurfaces above. Belfast sink, four oven Aga including companion unit, space for dishwasher and fridge/freezer. Ample space for table, dresser unit, open fireplace, quarry tiled floor. Windows to either side.

Dining Room

11'10" x 14'10" (3.61m x 4.53m)

Windows incorporating seats to rear and side, open brick built fireplace, radiator.

Snug

9'9" x 12'0" (2.98m x 3.67m)

Window to the rear, radiator, step and doorway to the

Sitting Room

14'6" x 18'1" (4.43m x 5.53m)

Sliding patio doors to the rear garden, further window incorporating seat to the front. Radiator, inglenook fireplace with open fire, exposed stonework and timber lintel. Door to the lobby and also to the study.

Lobby

Timber door to the front, radiator, quarry tiled floor. Door to the

Utility/WC

Low level WC, sink set into a worksurface with space for washing machine and drier below, further storage. Two windows to the front.

Study

9'9" x 12'0" (2.98m x 3.67m)

Window to the rear, radiator, staircase to the second landing and guest bedroom/bathroom.

First Floor Landing

Radiator, loft access. Doors to three principal bedrooms and the bathroom.

Master Bedroom

20'7" x 10'3" (6.28m x 3.14m)

Two windows to the rear, radiator, exposed timberwork.

Bedroom Three

8'9" x 11'7" (2.67m x 3.54m)

Window to the side, radiator, wall light.

Bedroom Four

7'5" x 13'0" (2.28m x 3.97m)

Window to the side, radiator.

Bathroom

Fitted with a contemporary four piece suite including a low level WC, vanity wash hand basin, feature freestanding bath and walk in shower enclosure. Tiled splash areas, towel warmer, linen cupboard and window to the side.

Second Landing

Window to the rear, radiator, exposed stonework, doors to guest bedroom and bathroom.

Guest Bedroom

14'9" x 11'5" (4.50m x 3.48m)

Window to rear, radiator, exposed stonework.

Bathroom

Fitted with a three piece suite including a low level WC, wash hand basin and bath with shower above and glazed screen to the side. Tiled splash areas, radiator, tiled floor and window to the side.

Outside

The property stands behind a large gravel driveway providing parking for numerous vehicles. mature shrubbery and trees. Access may be gained to the house and rear garden via a gate.

Gardens

The gardens are both extensive, well stocked and private. The main garden extends to the west and south facing aspects of the house backing directly onto open farmland. Mainly laid to lawn with numerous mature trees, planted borders and paved areas, A semi separate lawned garden with raised patio exists to the side of the main house.

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.





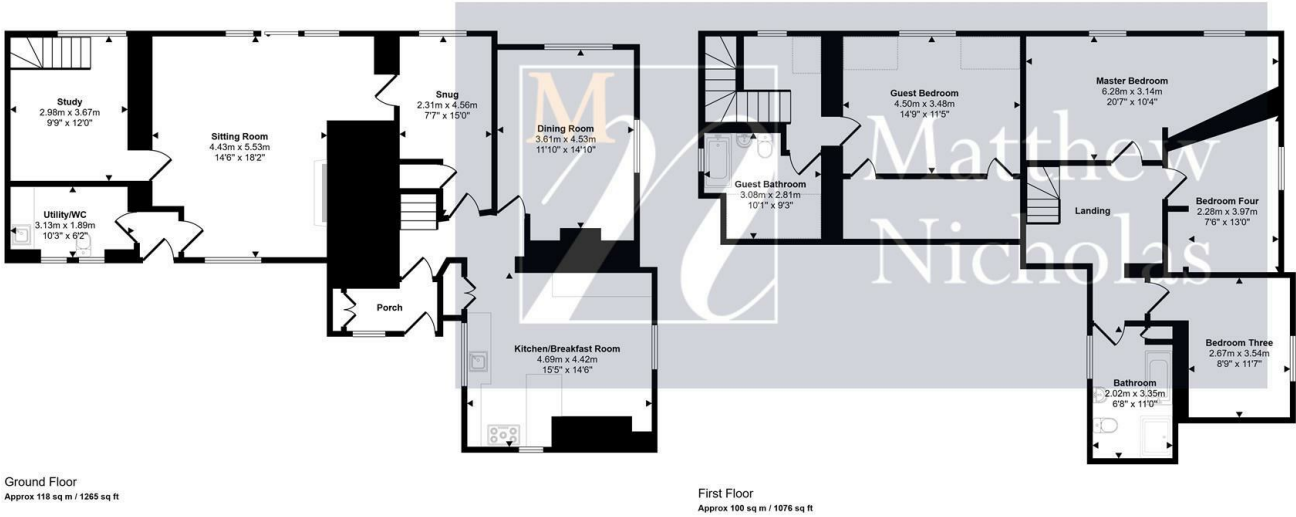
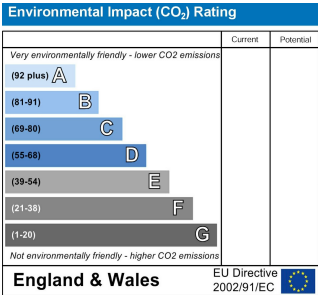
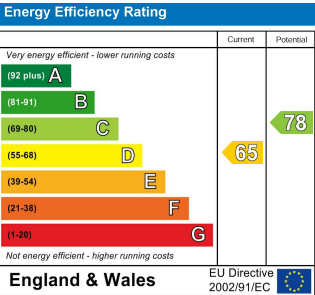
Further Information



Local Authority: North Northamptonshire Council

Tax Band: F

Floor Area: 2300.00 sq ft



Ground Floor
Approx 118 sq m / 1265 sq ft

First Floor
Approx 100 sq m / 1076 sq ft

Denotes head height below 1.5m

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