

BELVOIR!

THE HOLLOW, STANWICK, WELLINGBOROUGH, NN9 6PY

£800,000 FREEHOLD

COUNCIL TAX F





A truly unique & rare opportunity to purchase this wonderful period property with annex set in a just under a ¼ acre plot & all with no onward chain.

You are greeted by a spacious driveway providing off road parking for several vehicles, lawned gardens & Victorian style landscaped gardens to the front & side. This impressive home is full of both modern & original features creating a wonderful blend of old & new. The ground floor enjoys two reception rooms, both with fireplaces as their main focal point with picture rails & a window seat in one. The heart of this home is the fully fitted kitchen complete with floor to ceiling wooden cupboards with double eye level ovens, spacious granite topped island with induction hob & inset sink with ample space for a breakfast area. A utility, cloakroom and storage are also enjoyed on the ground floor.

Period features continue across all four of the well proportioned bedrooms, from picture rails, original inset cupboards & window seats. Two bathrooms are also located on the first floor with one being Jack & Jill between two bedrooms.



In addition to the impressive residence the property enjoys a spacious one double bedroom annex with Apex windows to the lounge/diner, fitted kitchen & shower room. The annex would be perfect for any visiting family, office space or home studio. Viewing is advised to fully appreciate the position & accommodation on offer at this much loved home.

EPC Rating D

ENTRANCE HALL Double glazed door to front, double glazed window to front, carpet to flooring, under stairs cupboard, stairs rising to first floor.

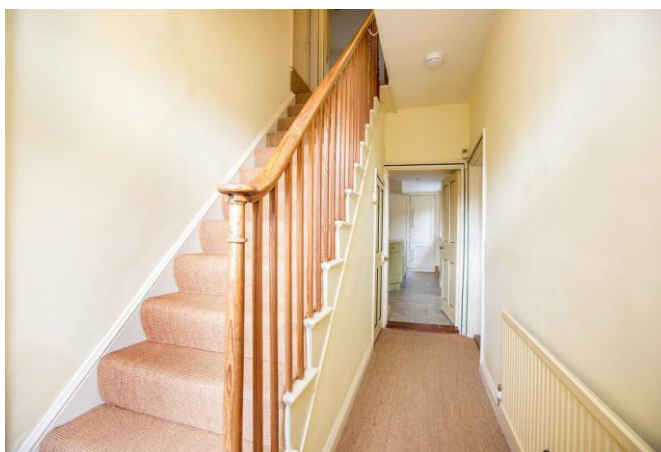
LIVING ROOM 14' 7" x 13' 5" (4.45 m x 4.11 m) Double glazed bay window to front, double glazed window to side, fireplace with surround, picture rail, picture arch, carpet to flooring.

DINING ROOM 14' 7" x 12' 11" (4.45 m x 3.95 m) Double glazed bay window to front, window seat with storage under, picture rail, original feature cupboard, fireplace with surround, carpet to flooring.

KITCHEN/BREAKFAST ROOM 18' 11" x 16' 3" (5.77 m x 4.97 m) Double glazed French doors to side, double glazed windows to side. Kitchen comprising of bespoke wall and base two tone wooden units, part wooden surfaces over, island units with cupboards with cream and black granite work surfaces over, extractor fan over island, eye level double oven, inset bowl and half ceramic sink set into island with waste disposal unit (Insinkerator), induction hob set into island, two pop up power sockets, integrated dishwasher, vinyl to flooring, electric underfloor heating in kitchen area.

UTILITY ROOM 9' 4" x 7' 1" (2.86 m x 2.18 m) Double glazed door to side, double glazed window to rear, stainless steel sink with drainer, built in storage, tiled splashbacks, vinyl to flooring.

CLOAKROOM 3' 7" x 3' 0" (1.10 m x 0.92 m) Double glazed window to side and rear, low level WC, wall mounted wash hand basin, heated towel rail, vinyl to flooring.



FIRST FLOOR LANDING Carpet to flooring, built in storage, stairs descending to ground floor.

BEDROOM ONE 13' 5" x 12' 10" (4.11m x 3.93m) Double glazed window to front, picture rail, original feature cupboard, carpet to flooring, radiator, TV point, internet point, loft access.

BEDROOM TWO 13' 8" x 12' 9" (4.17 m x 3.89m) Double glazed window to side, picture rail, carpet to flooring, radiator, TV point, internet point.

BEDROOM THREE 10' 4" x 9' 10" (3.17 m x 3.01m) Double glazed window to front, built in wardrobe, carpet to flooring, radiator, TV point, internet point.

BEDROOM FOUR 16' 3" x 5' 10" (4.97m x 1.78m) Double glazed window to side, carpet to flooring, radiator.

BATHROOM 9' 10" x 8' 3" (3.01m x 2.52m) Double glazed window to front, single glazed window to landing, panelled bath, telephone attachment, low level WC, pedestal wash hand basin, window seat with storage, wall mounted mirror, part tiled walls, tiled flooring, radiator.

JACK AND JILL BATHROOM 9' 9" x 4' 8" (2.98m x 1.44m) Panelled bath, low level WC, pedestal wash hand basin, part tiled walls, airing cupboard, shave point, radiator.



ANNEX

ANNEX KITCHEN 12' 0" x 9' 8" (3.67m x 2.97m) Double glazed door to front, double glazed window to front. Kitchen comprising of wall and base units, granite effect work surfaces over, breakfast bar, stainless steel sink with drainer, space for fridge/freezer, space for washing machine, storage heaters, under stairs cupboard, laminate flooring.



ANNEX SHOWER ROOM 8' 0" x 9' 8" (2.46m x 2.97m) Double glazed window to front, double shower enclosure, low level WC, pedestal wash hand basin, electric heated towel rail, part tiled walls, tiled flooring, airing cupboard, electric underfloor heating.



BEDROOM FIVE 12' 0" x 8' 9" (3.67m x 2.67m) Double glazed window to rear and side, laminate to flooring, electric radiator.

ANNEX LOUNGE/DINER 20' 6" x 13' 7" (6.25m x 4.15m) Double glazed apex windows to each side, double glazed Velux window to front, two storage heaters, two TV points, carpet to flooring.

EXTERNAL Large gravelled frontage, off road parking for several vehicles, split level garden, part laid lawn with summer house, part landscaped garden, steps rising to front door.

Gated and walled tiered side garden, mainly gravelled with mature beds and allotment beds.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	81	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

6 The Hollow

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		90
(81-91) B		
(69-80) C		
(55-68) D	86	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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Annex

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any point, please contact us, especially if you are traveling some distance to view. Fixture and fittings other than those mentioned are to be agreed with the seller by separate negotiation. Plan produced using PlanUp.