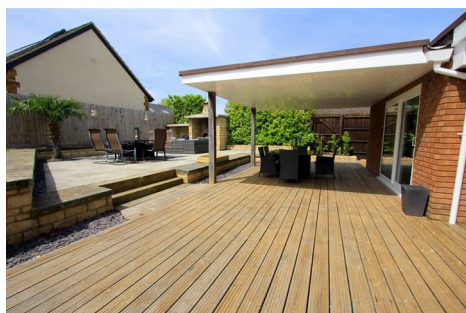


**29-31 Ash Lane
Collingtree
NORTHAMPTON
NN4 0ND**

£485,000



- **DETACHED**
- **FAMILY/OFFICE/BEDROOM**
- **TIMBER WOOD SHED**
- **UPVC DOUBLE GLAZING**
- **OFF ROAD PARKING**

- **FOUR BEDROOMS**
- **LARGE GATED ACCESS AND SECURE FENCING**
- **LARGE DOUBLE GARAGE/STORAGE ROOM**
- **GAS RADIATOR CENTRAL HEATING**
- **ENERGY EFFICIENCY RATING: D**

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PERSONAL • PROFESSIONAL • PROACTIVE

A rare opportunity to purchase this substantial four bedroom detached property.

The property comprises entrance hall, cloakroom, lounge, kitchen/dining room, family room, utility room, large open plan family/bedroom and shower room, further three bedrooms and bathroom.,

The property sits centrally on a good size plot which offers gated access to secure off road parking for several cars. There is a timber wood shed and large double garage/store room. Windows are uPVC double glazed and heating is via gas to radiators.

Ground Floor

Entrance Hall

Laminated wooden floor, stairs rising to first floor, coving to ceiling, doors to;

Cloakroom

Suite comprising low level W/C, hand wash basin, radiator, laminated wooden flooring, UPVC double glazed window to front.

Lounge

19'2" x 15'2" (5.85 x 4.63)

Laminated wooden flooring, wall radiator, solid fuel burner, UPVC double glazed window to front, archway to kitchen/dining room.

Kitchen/Dining Room

24'3" x 9'0" (7.41 x 2.76)

Modern refitted kitchen comprising sink unit with base cupboards below, range of floor standing cupboards with solid wood work surfaces over, tiling above work surfaces, eye level cupboards, built in gas hob with extractor fan above, electric oven, plumbing for washing machine, wall radiator, UPVC double glazed windows to side and rear, UPVC double glazed French doors leading to garden.

Family Room

16'4" x 12'11" (5.00 x 3.94)

Radiator, UPVC double glazed patio doors to rear.

First Floor

Landing

Access to loft, doors leading to;

Bedroom One

11'11" x 12'0" (3.65 x 3.68)

Eve storage space, eve storage cupboard, wardrobe, UPVC double glazed window to side, radiator.

Bedroom Two

11'2" x 8'4" (3.41 x 2.55)

Radiator, eve storage space, UPVC double glazed windows to front and side.

Bedroom Three

9'10" x 8'10" (3.01 x 2.70)

Radiator, built in wardrobe, UPVC double glazed window to rear.

Bathroom

Modern suite comprising low level W/C, bath unit, hand wash basin, tiled splash areas, UPVC double glazed window to side, vinyl flooring, radiator.

Bedroom Four

20'10" x 16'1" (6.37 x 4.91)

Laminate wooden flooring, radiators, large built in storage cupboard, UPVC double glazed windows to front and rear, UPVC double glazed patio door to rear.

Utility Room

11'5" x 8'11" (3.48 x 2.73)

Comprising sink unit with base cupboards below, a range of floor standing cupboards with work surfaces above, eye level cupboards, walk in storage cupboard housing boiler, plumbing for washing machine, laminate wooden flooring, UPVC double glazed patio door to rear.

Shower Room

Suite comprising corner shower cubicle with shower unit above, hand wash basin, low level W/C, tiled splash areas, tiled flooring, UPVC double glazed window to front.

Externally

Front Garden And Parking

Large front garden, currently hard cord awaiting surface, raised flower and shrub borders, surrounded by stone wall and timber fencing, timber pedestrian gate, double timber gates for vehicle access, off road parking available for ten plus cars, timber wood shed, access to side.

Garage/Storage

29'4" x 22'5" max (8.95 x 6.84 max)

Constructed with brick dwarf wall and timber barn style doors, door to rear (access to garden), power and light connected.

Rear Garden

Paved patio area, further decked patio area, outside Chiminea, lawn, timber fencing, access to side.

Agents Notes

Outline planning for large extension to property, see details.

Local Authority: West Northamptonshire

Council Tax Band: F





GROUND FLOOR
1915 sq.ft. (177.9 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 2373 sq.ft. (220.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		78
(69-80)	C	64	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.