

**9 Lake Walk  
Collingtree  
NORTHAMPTON  
NN4 0NH**

**£550,000**



- **EXTENDED DETACHED HOME**
- **TWO BATHROOMS**
- **SOUGHT AFTER LOCATION**
- **NO UPPER CHAIN**

- **FOUR BEDROOMS**
- **GENEROUS PLOT**
- **LARGE GARAGE**
- **ENERGY EFFICIENCY RATING : D**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A rarely available and extended four bedroom detached home, situated on a generous south facing plot in a cul-de-sac street in the highly sought after village of Collingtree. With two bedrooms upstairs and two downstairs, this versatile accommodation offers a wealth of potential to be used in many different ways, and benefits from a large two and a half tandem length garage over 10m long. With accommodation comprising in brief; entrance hall, lounge, dining room, family room, kitchen/breakfast room, two bedrooms, and a shower room to the ground floor. To the first floor are two further large bedrooms and a bathroom. The property also benefits from front and rear gardens, block paved off road parking, UPVC double glazing, gas central heating, and no upper chain.

## **Ground Floor**

### **Entrance Hall**

Enter via UPVC door with obscure windows to sides, storage cupboard, stairs rising to first floor, internal doors to garage, radiator.

### **Lounge**

19'9" x 12'7" (6.03 x 3.86)

Internal patio doors to family room, three radiators.

### **Dining Room**

10'2" x 8'7" (3.10 x 2.63)

Radiator.

### **Family Room**

23'2" x 10'7" (7.08 x 3.23)

Three UPVC windows to rear and side aspects, UPVC patio doors leading to garden, two radiators.

### **Kitchen / Breakfast Room**

17'3" x 13'6" (5.27 x 4.12)

Two UPVC windows to front and rear aspects, skylight, aluminium door to front, a range of wall and base units with roll top work surfaces, stainless steel one and a half bowl sink and drainer, integrated double oven, electric hob, dishwasher, under stairs storage cupboard, radiator.

### **Bedroom Three**

12'5" x 11'10" (3.81 x 3.62)

UPVC window to front aspect, radiator.

### **Bedroom Four**

10'2" x 8'10" (3.12 x 2.70)

UPVC window to front aspect, radiator.

### **Shower Room**

8'9" x 6'11" max (2.67 x 2.12 max)

Obscure UPVC window to side aspect, tiled shower cubicle, low level wc, inset sink unit with storage under, complementary tiling, heated towel rail.

## **First Floor**

### **Landing**

Cupboard housing hot water tank.

**Bedroom One**

15'7" x 13'11" (4.75 x 4.25)

UPVC window to rear aspect, fitted wardrobe, eaves storage, radiator.

**Bedroom Two**

13'10" x 12'5" (4.23 x 3.79)

UPVC window to front aspect, storage cupboard, eaves storage, radiator.

**Bathroom**

8'3" x 5'10" (2.52 x 1.78)

Obscure UPVC window to side aspect, bath, sink unit with storage under, low level wc, complementary tiling, radiator.

**Externally****Front Garden**

Lawn area with flower and shrub borders, block paved driveway offering off road parking, various paving.

**Rear Garden**

Mostly laid to lawn with various patio areas and a variety of flower and shrub beds and borders, gated side access, rear garage access, enclosed by wooden fencing and high hedges.

**Double Garage**

33'11" x 16'7" reducing to 8'3" (10.35 x 5.08 reducing to 2.54)

Three UPVC windows to rear and side aspects, up and over door, wall mounted boiler, power and light connected.

**Agents Note**

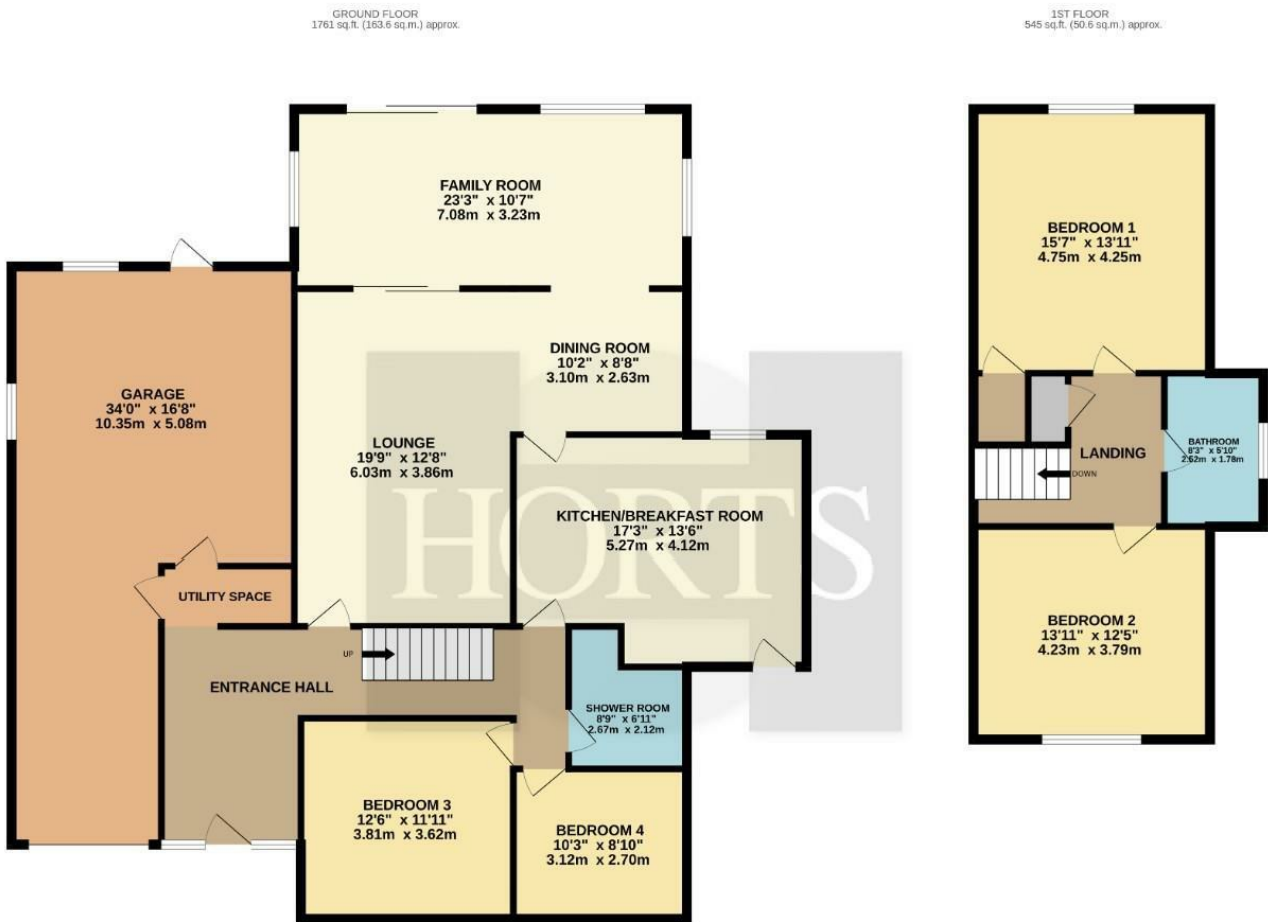
Local Authority: West Northamptonshire Council

Council Tax Band - E







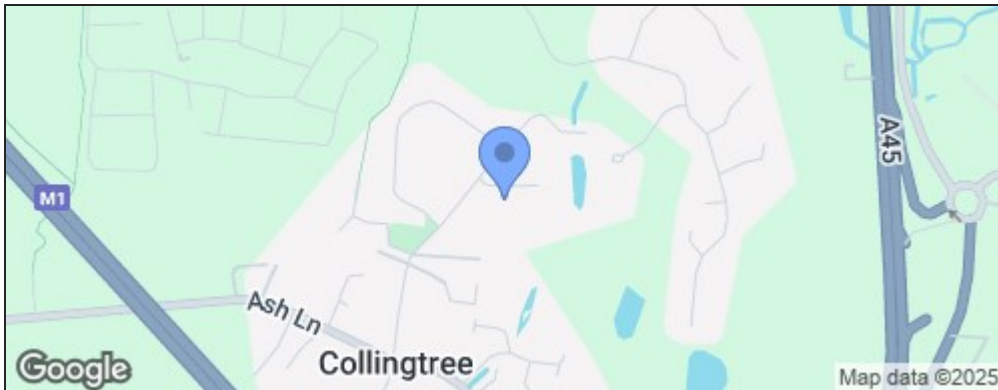


TOTAL FLOOR AREA : 2306 sq.ft. (214.2 sq.m.) approx.

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 |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 61                      | 78        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| 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 firms employment has the authority to make or give any representation or warranty in respect of the property.