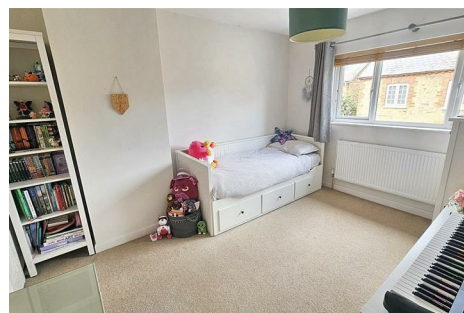


**3 High Street  
Collingtree  
NORTHAMPTON  
NN4 0NE**

**£380,000**



- **SEMI DETACHED**
- **FOUR BEDROOMS**
- **UPVC DOUBLE GLAZING**
- **OFF ROAD PARKING**

- **THREE STOREY**
- **CLOAKROOM**
- **GARAGE**
- **ENERGY EFFICIENCY RATING: D**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Nestled in the charming village of Collingtree, Northampton, this delightful semi-detached house offers a perfect blend of character and modern living. With its older architecture, the property exudes a sense of history while providing ample space for a growing family or those seeking a peaceful retreat.

The home features four well-proportioned bedrooms, ensuring plenty of room for relaxation and privacy. The converted loft, which serves as the main bedroom, adds a unique touch, providing a spacious and inviting area that can be tailored to your personal style. The single bathroom is conveniently located, catering to the needs of the household.

The ground floor boasts a welcoming reception room, ideal for entertaining guests or enjoying quiet evenings with family. The layout is practical and functional, making it easy to navigate and enjoy daily life.

Outside, the property benefits two single garages with parking, a valuable asset in this village location. The surrounding area is tranquil, offering a sense of community and the opportunity to enjoy the picturesque countryside.

This semi-detached house on High Street is not just a home; it is a lifestyle choice, perfect for those who appreciate the charm of village living while still being within reach of Northampton's amenities. Whether you are looking to settle down or invest, this property presents an excellent opportunity to create lasting memories in a delightful setting.

## **Ground Floor**

### **Entrance Hall**

Radiator, laminated flooring, stairs rising to first floor landing, understairs storage cupboard.

### **Lounge**

15'11" x 12'8" (4.86 x 3.87)

Radiator, TV point, feature fireplace, UPVC double glazed window to front.

### **Kitchen/Diner**

14'6" x 10'0" (4.43 x 3.07)

Fitted kitchen comprising sink unit with base cupboard under, a range of floor standing cupboards with work tops above, tiling above work surfaces, eye level cupboards, fitted electric hob with extractor fan above, electric oven, plumbing for washing machine, radiator, UPVC double glazed window to rear, UPVC door to rear.

### **Cloakroom**

Suite comprising low level W/C, sink unit built in, heated towel rail, UPVC double glazed window to rear.

## **First Floor**

### **Landing**

Stairs leading to second floor, built in airing cupboard, UPVC double glazed window to side.

### **Bedroom Two**

12'6" x 9'11" (3.82 x 3.03)

Built in wardrobe, radiator, UPVC double glazed window to front.

**Bedroom Three**

10'3" x 11'5" (3.14 x 3.48)

Radiator, UPVC double glazed window to rear.

**Bedroom Four**

8'11" x 8'0" (2.74 x 2.46)

Radiator, UPVC double glazed window to front, built in cupboard.

**Bathroom**

Suite comprising bath unit with shower units above, hand wash basin, low level W/C, heated towel rail, UPVC double glazed window to rear.

**Second Floor****Bedroom One**

19'5" x 12'2" (5.94 x 3.72)

Eve storage cupboards, fitted wardrobes, UPVC double glazed window to side, radiator.

**Externally****Front Garden**

Surrounded by brick built dwarf wall, gated access, flower and shrub borders, shared tarmaced driveway to side leading to garage.

**Garage**

Two single garages with up and over doors.

**Rear Garden**

Concrete patio area leading to lawn, paved patio area, gated side access.

**Agents Notes**

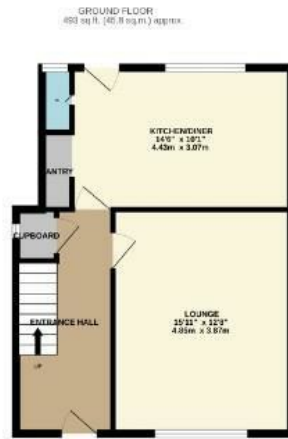
Council Tax Band: C











TOTAL FLOOR AREA : 1251 sq.ft. (116.2 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) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.