



22 Belfry Lane, Collingtree, Northampton

OSCAR JAMES



# 22 Belfry Lane

Collingtree  
Northampton  
NN4 OPB

Located in a prime position on favoured Belfry Lane this stunning family home has just been completely rebuilt and redesigned to create a visually striking luxury home that surely has to be one of the finest houses in prestigious Collingtree Park.

This wonderful family home has been substantially extended and is now in excess of 5000sqft.

The house has a sweeping gravelled driveway to the front with manicured lawns.

On entering you are greeted by a fantastic entrance hall with central staircase with concealed lighting and a gallery landing above, to the front is a floor to ceiling glass wall that literally floods the hall with natural light.

To the front of the house there is a reception room with a fireplace, a separate study/snug and a luxurious guest cloakroom.



The hub of this wonderful home has to be the stunning 58' open plan kitchen/dining and reception room which is just jaw dropping and has two sets of bi-folding doors onto the terrace, this phenomenal room has a large family reception area with bespoke display cupboards, a central dining area with bar and the kitchen has a central island, integrated appliances and quartz worktops, there is also a separate utility.



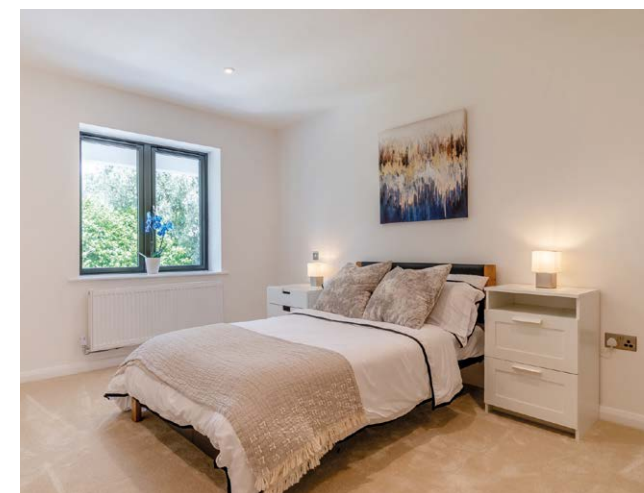
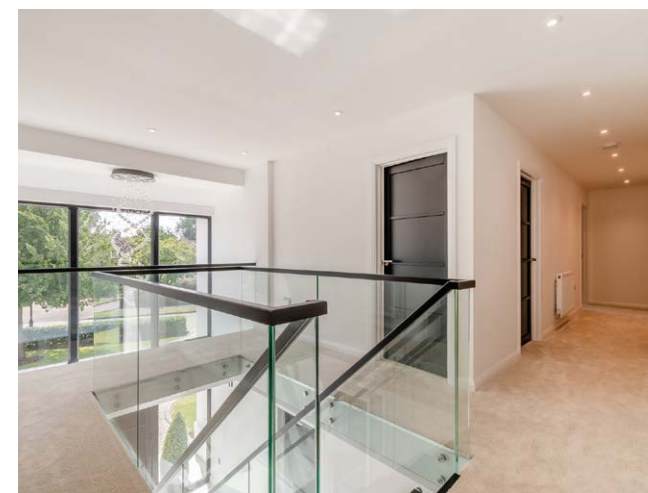




On the first floor are six spacious double bedrooms, two with their own luxurious en-suite shower rooms, a stunning family bathroom and the main bedroom suite with balcony, dressing room and luxury en-suite shower room.



6  
Bedrooms





**Belfry Lane, Collingtree Park, Northampton**

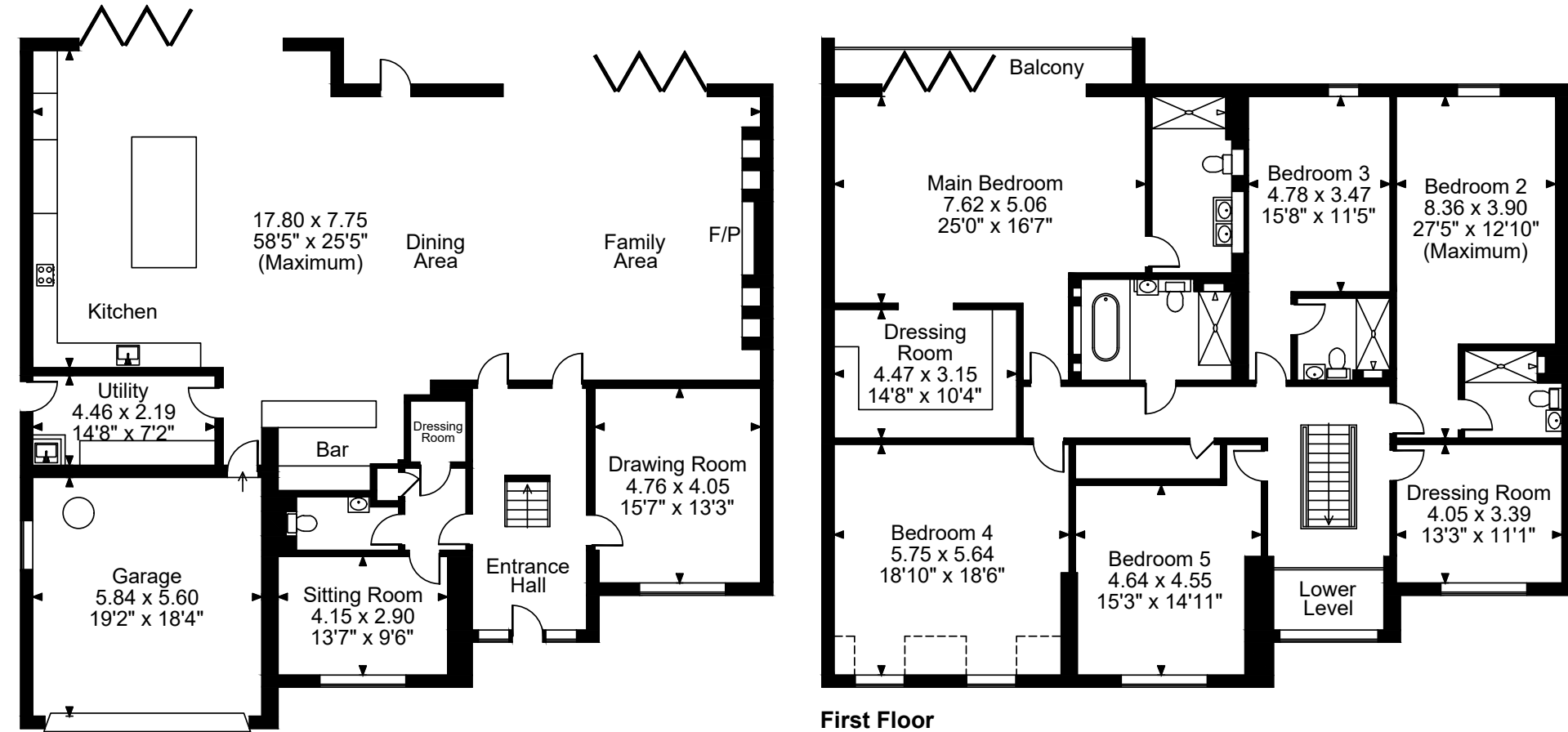
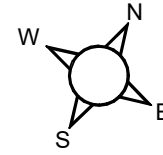
**Approximate Gross Internal Area**

**Main House = 4779 Sq Ft/444 Sq M**

**Garage = 352 Sq Ft/33 Sq M**

**Balcony external area = 67 Sq Ft/6 Sq M**

**Total = 5131 Sq Ft/477 Sq M**



**Ground Floor**

**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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To the front and rear are private landscaped gardens of approximately 0.28acre with a vast sun terrace with seating area, hot tub and fire pit, a good size lawn and direct access onto the golf course. The integral double garage has electric doors and a car charging point.

The house is ideally located for access to junction 15 of the M1, local amenities, easy access to Northampton town centre and railway station with direct trains to London and Birmingham.

An absolute must view property, we believe it to be one of the very best homes on offer in Northampton today!



# OSCAR JAMES

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