

3 High Street
Collingtree
Northampton
NN4 0NE

£380,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

Oscar James are delighted to welcome to the market this four bedroom family home situated in the highly desirable location of Collingtree Village. Spanning across three storeys whilst offering generous accommodation, this home is presented in great condition as the current owners have modernised throughout. A village with fantastic road links to the A45 & M1 alongside a highly motivated vendor, this opportunity is not one to be missed! There is also an opportunity to purchase a second garage with this home.

Upon entering, the hall gives access to all ground floor accommodation including a spacious lounge with a feature fireplace. The refitted kitchen/diner is a great size whilst comprising some integrated appliances and has a stylish modern finish. In addition you have a handy pantry area leading through to the downstairs cloakroom and to conclude the ground floor there is plenty of understairs storage.

To the first floor you will find three brilliant size bedrooms and the refitted family bathroom comprising a modern three piece suite. Bedroom two has the benefit of built in wardrobes and the landing offers additional storage. Stairs rise to the second floor which is home to the master bedroom. One feature we love about this space is the vaulted ceiling accompanied by

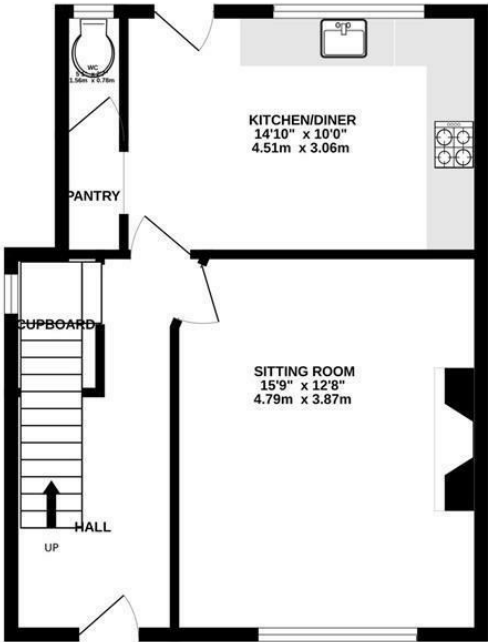
Velux windows creating a bright and airy space. You also have ample built in wardrobes to the master.

Externally the rear garden is fully enclosed and boasts two large patios, perfect for entertaining seating areas. There is also a lawn bordered with raised shrub beds and gated side access. There is a single garage to the rear with a driveway providing off road parking.

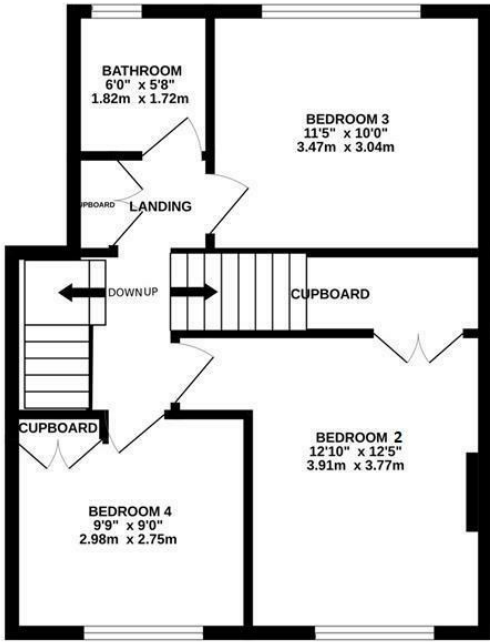
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Floor Plan

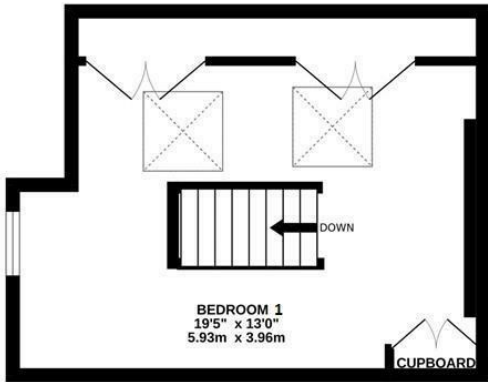
GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



ATTIC ROOM
264 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA : 1209 sq.ft. (112.3 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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AT A GLANCE...



Spacious living throughout



Refitted kitchen/diner



Four bedrooms



Family bathroom & downstairs cloakroom



Good size rear garden



Off road parking & double garage





SELLER'S SECRET

This village is a lovely place to live and has excellent schooling. Its been a lovely family home and we hope the next owners enjoy it just as much as we have. Another great perk is we are only a ten minute walk to Virgin Active in Collingtree!



Why we like it....

This property is a great size throughout and with the modernisations is ready to move straight in. The sought after location is ideal for commuters whilst still having the Village feel but having the M1 within such close proximity.

OSCAR JAMES

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To buy or not to buy....
