



# 40 Collingwood Road, Abington, Northampton, NN1 4RL Offers Over £500,000 Freehold

AN EXTENSIVE FIVE BEDROOM FAMILY HOME SET OVER FOUR FLOORS. This impressive property is located within the popular area of Abington, close to the County Cricket ground and within walking distance to the beautifully scenic Abington Park. The current owners have beautifully upgraded this property to include a new gas central heating system, new electrics, a modern refitted kitchen and refitted bathrooms throughout. The accommodation offers ample living space with two reception rooms, a formal dining room with utility room off, a downstairs shower room and a kitchen breakfast room all to the ground floor with three double bedrooms, en-suite to master and a family bathroom to the first floor. There are two further double bedrooms with an en-suite to one of the rooms on the second floor and a converted cellar offering the option for a further bedroom / cinema / games room or even a gym. Externally there is a low maintenance courtyard style garden with access to the double garage which benefits from an electric powered roller door. To the front of the garage you can park two cars off road. Early viewing is advised to appreciate this great property. EPC Rating: E. Council Tax: D.

# Impressive Five Bedroom Home | Four Bathrooms | Double Garage to the Rear | Fully Refurbished Throughout | Converted Cellar | Off Road Parking



# modern marketing · traditional values

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ Company Registration No: 3636152



#### ENTRANCE HALL

Entrance via composite door. Radiator. Stairs to first floor. Laminate flooring.

### LOUNGE 4.50m x 4.60m (14'9 x 15'1)

uPVC double glazed bay window to front elevation. Radiator. TV point.

### FAMILY ROOM 3.68m x 4.60m (12'1 x 15'1)

Two uPVC double glazed window to side elevation. Radiator. Electric Fire with surround.

#### SHOWER ROOM

uPVC double glazed obscure window to side elevation. Three piece suite consisting of WC, wash hand basin and walk in shower unit. Heated towel rail. Spot lights. Tiles to splash back and floor. Extractor fan.

#### DINING ROOM 2.64m x 4.04m (8'8 x 13'3)

uPVC double glazed window to rear elevation. Radiator. Laminate flooring. Sliding door leading to utility room.

#### UTILITY ROOM 1.63m x 1.91m (5'4 x 6'3)

Two uPVC double glazed window to side and rear elevation. Radiator. Laminate floor. Stainless steel sink and drainer with mixer tap over. Tiled splash backs. Extractor fan. Space for washing machine and tumble dryer. Wall and base units with work surfaces over.

#### KITCHEN 3.71m x 4.93m (12'2 x 16'2)

uPVC double glazed window to side elevation. uPVC door to rear garden. Radiator. Wall and base units with work surface over. Stainless steel sink and drainer. Tiled splash backs. Spotlights. Tiled floor. Space for American Fridge freezer. Range style gas cooker with extractor hood over. Integrated dishwasher.

# CELLAR 4.34m x 6.20m (14'3 x 20'4)

uPVC double glazed windows. Radiator. Fully converted. Pantry cupboard.

# FIRST FLOOR LANDING

Radiator. Boiler cupboard. Stairs rising to second floor.

# BEDROOM ONE 4.47m x 4.75m (14'8 x 15'7)

uPVC double glazed bay window to front elevation. Radiator. Cupboard. Folding door to en-suite.

# EN-SUITE 2.59m x 0.97m (8'6 x 3'2)

Obscure uPVC glazed window to side elevation. Three piece suite consists of WC, wash hand basin with vanity unit and shower cubicle. Tiling to ceiling. Heated towel rail. Extractor fan.

#### BEDROOM TWO 3.73m x 4.70m (12'3 x 15'5)

uPVC double glazed window to rear elevation. Radiator.

#### BEDROOM THREE 4.93m x 4.65m (16'2 x 15'3)

uPVC double glazed bay window to side elevation. Radiator.

#### BATHROOM 1.75m x 2.57m (5'9 x 8'5)

Obscure uPVC double glazed window to side elevation. Three piece suite comprising of WC, wash hand basin and panel bath with shower over. Heated towel rail. Extractor fan. Tiling to ceiling.

#### SECOND FLOOR LANDING

uPVC double glazed window to rear elevation. Radiator.

#### BEDROOM FOUR 3.45m x 4.65m (11'4 x 15'3)

Velux window. Radiator. Storage in eaves. Cupboard. Folding door to en-suite.

#### **EN-SUITE**

Velux window. Three piece suite consisting of WC, wash hand basin with vanity unit and shower cubicle. Tiling to walls. Headed towel rail. Extractor fan.

#### BEDROOM FIVE 3.68m x 4.80m (12'1 x 15'9)

uPVC double glazed window to rear elevation. Radiator.

# OUTSIDE

#### FRONT GARDEN

Enclosed via brick wall.

#### GARAGE

Electric roller door, power and light.

#### **REAR GARDEN**

Enclosed via wooden panel fence. Laid to paving. Gated rear access. Garage.

# DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).



Agents Notes |i| Viewings by appointment only through Jackson Grundy |ii| These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same |iii| Photographs illustrate parts of the property as were apparent at the time they were taken |iv| Any areas, measurements, distances or illustrations are approximate for reference only |v| We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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Total area: approx. 285.3 sq. metres (3070.5 sq. feet)



# LOCAL AREA INFORMATION

Abington is an extremely popular district of Northampton, home to the County Cricket Ground and bordering Abington Park, a lovely green open space with lakes, aviaries, cafe and museum. Both the Wellingborough Road and Kettering Road run through Abington offering an eclectic mix of shops, bars, eateries and the Racecourse, as well as giving access to and from the town centre itself. The nearest large supermarket facilities can be accessed within 1 mile away on the Kettering Road, or 1.5 miles away at either Weston Favell Shopping centre or Kingsthorpe areas whilst Northampton offers a further variety of pubs, bars and restaurants plus high street shopping, markets, two theatres (Royal & Derngate) and a cinema/leisure complex. In relation to transportation, Northampton's station has mainline rail services to London Euston and Birmingham New Street whilst Abington's position allows easy access to a variety of main roads including the M1, A45, A43, A508 and A428 and in turn link to the A14.

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