



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

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. Heated 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

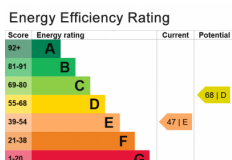
Electric roller door, power and light.

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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