



**55 Collingwood Road, Abington, Northampton, NN1 4RL**  
**£425,000 Freehold**

A refurbished four/five bedroom double bay fronted family home set over four floors and benefits from two en-suites, family room with media wall, new WC, bathroom and kitchen. The property has undergone an upgrade but the current owner has retained a lot of its original features to keep its character feel. The accommodation comprises entrance hall with window overlooking the lounge, family room, lobby, WC and kitchen/dining room. The first floor provides three double bedrooms, en-suite and a family bathroom. To the second floor is bedroom one and a refitted en-suite. The basement has been converted to provide a utility room and a further bedroom. Externally are front and rear gardens, a sun room via bi-fold doors and a double garage. Please call 01604 231111. EPC Rating: TBC. Council Tax Band: C

**Four/Five Bedrooms | Refurbished Throughout | Double Garage | Two En-suites/WC & Bathroom | Prime Location | No Chain**

modern marketing · traditional values

### ENTRANCE HALL

Wooden entrance door. Radiator. Modern flooring. Staircase rising to first floor landing. Window overlooking lounge.

### FAMILY ROOM 4.06m x 3.66m (13'4 x 12'0)

Radiator. Built in media wall with storage cupboard, TV and storage space. Modern flooring. Door to:

### REAR LOBBY

uPVC double glazed door to rear elevation. Storage cupboard.

### LOUNGE 4.01m x 3.66m (13'2 x 12'0)

uPVC double glazed bay window to front elevation. Picture rails. Radiator. Coving. Modern flooring. Built in gas gas fireplace.

### INNER HALL

Seating area and space for hanging coats. Door to:

### WC

Window to side elevation. Low level WC and vanity wash hand basin with marble work top .

### KITCHEN/DINING ROOM 7.14m x 3.23m (23'5 x 10'7)

uPVC double glazed window to side elevation. Three door bi-fold door to rear elevation. A refitted range of wall and base units with modern work surfaces over. Sink with mixer tap. Built in Smeg appliances to include oven, microwave, electric hob, washing machine and fridge/freezer.

### UTILITY (BASEMENT LEVEL) 1.73m x 2.26m (5'8 x 7'5)

Power and light. Space for fridge/freezer. Cupboard space.

### CONVERTED CELLAR/BEDROOM FIVE (BASEMENT LEVEL) 2.67m x 4.90m (8'9 x 16'1)

uPVC double glazed window to front elevation. Radiator. Laminate flooring.

### FIRST FLOOR LANDING

Staircase rising to second floor. Doors to:

### BEDROOM TWO 4.01m x 4.83m (13'2 x 15'10)

uPVC double glazed bay window to front elevation. Feature fireplace. Exposed floorboards. Picture rails.

### BEDROOM FOUR 3.71m x 3.25m (12'2 x 10'8)

uPVC double glazed window to rear elevation. Radiator.

### BATHROOM

New heated towel rail. A refitted suite comprising bath with waterfall shower above, low level WC and wash hand basin set in vanity unit. Tiled flooring.

### BEDROOM THREE 6.20m x 3.18m (20'4 x 10'5)

uPVC double glazed window to rear elevation. Radiator. Coving. Exposed floorboards/

### EN-SUITE

Walk in shower unit and vanity unit housing WC and wash hand basin with storage below.

### SECOND FLOOR LANDING

Door to:

### BEDROOM ONE 4.88m x 3.78m (16'0 x 12'5)

uPVC double glazed window to rear elevation. Radiator. Built in wardrobes. Panelling with eaves storage. Access to:

### EN-SUITE

Obscure uPVC double glazed window to rear elevation. Low level WC, wash hand basin and walk in shower.

### OUTSIDE

### FRONT GARDEN

Walled frontage with path to entrance door.

### REAR GARDEN

A low maintenance rear garden which has been block paved. Entertaining and storage areas. Enclosed by brick wall.

### SUN ROOM

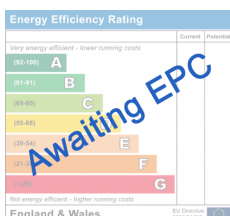
Bi-fold doors with brick built walls and polycarbonate roof. Entertaining space with a further set of bi-fold doors entering the garage.

### DOUBLE GARAGE

Double up and over door. Power and light.

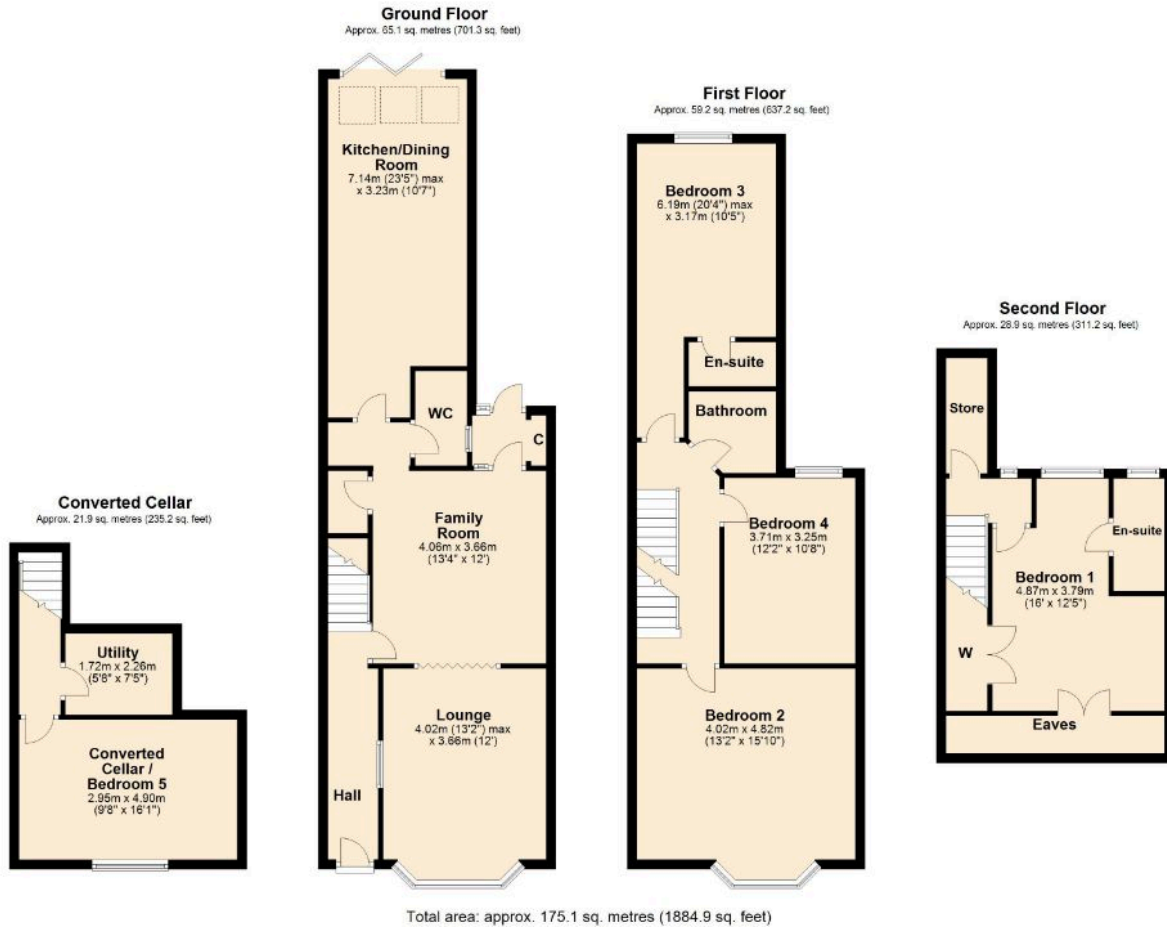
### DRAFT DETAILS

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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## 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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