



**33 WATERING LANE**  
Collingtree, Northampton, NN4

 **DAVID COSBY**  
ESTATE AGENTS





WELCOME



# 33 Watering Lane

Collingtree, Northampton, NN4

Total GIA Floor Area | Approx. 212 sqm (2282 sqft)



5 Bedrooms



5 Receptions



3 Bathrooms

## Features

- Five Bedroom detached family home
- Popular village location
- Five Reception rooms
- Two ensuite shower rooms
- Extended ground floor accommodation
- Modern refitted kitchen
- Detached double garage
- Off-road parking for several vehicles

## Description

33 Watering Lane is an executive, detached family home located in the popular village of Collingtree. The accommodation has been substantially extended by the current owners to the ground floor to offer a fabulous kitchen/family room with lantern roof lights and bifold doors providing access to the rear garden, fantastic for alfresco dining and entertaining.

The property further benefits from five bedrooms, two of which have ensuite facilities, five reception rooms, ground floor cloakroom, separate utility room, and a family bathroom. The property is set well back from Watering Lane with a block-paved driveway providing off-road parking for several vehicles, and a detached brick under tile double garage. There is gated pedestrian access to the enclosed rear garden which features good sized patio areas and a large entertaining space with power and lighting.



The property is situated in Collingtree Village, on the southern outskirts of Northampton. Local amenities in this well maintained and popular area include Collingtree Tennis Club, Collingtree Park Golf Club, Hilton Hotel Health Club, and a 600-year-old Public House - the Wooden Walls of Old England.



# The Property

## Reception Hall

The reception hall is accessed via a slatted entrance door with matching side casement window and recessed coir matting. Floors are finished with engineered oak boards and newly fitted solid oak doors with chrome lever latches open to the principal ground floor rooms.

A flight of carpeted stairs with a quarter-winder and oak handrails leads to the first-floor accommodation. There is a useful understairs cupboard for storage.

## Kitchen

The modern and bright kitchen is fitted with a range of contemporary base and wall units with chamfered quartz work surfaces incorporating an inset stainless-steel sink with mixer tap.

There is a large Rangemaster with five-burner electric hob and three-door oven incorporating matching brushed chrome extractor hood with lights over. A built-in dishwasher has also been fitted and there is space which currently houses a French-style fridge freezer.

## Dining Room

The large bright dining room is situated to the rear of the property and is flooded with natural lighting from the lantern roof light. Concertina-style doors open onto the garden patio area, making this the perfect space for entertaining. Floors are finished with marble effect tiles which flow through from the kitchen.

## Snug

Located to the rear right hand side of the property and, as with the dining room, the snug benefits from an abundance of natural lighting from a large lantern roof light and double-glazed French doors which open to the patio area. Floors are finished with marble effect tiles which extend through from the kitchen and dining room areas.

## Sitting Room

Located to the front right-hand side of the property, the sitting room has a large four-unit window overlooking the front aspect. There is a feature open fireplace with Minster-style stone surround and matching hearth. Floors are finished with engineered oak boards which flow through from the entrance hall, and a further set of oak doors open into the second Family Room.





# The Property

## Family Room

The family room is located to the right-hand side of the property and provides a nice retreat, perhaps in which younger members of the family can relax. Natural lighting is provided from a side window and floors are finished with engineered oak boards which flow through from the reception hall.

## Office /Study

The office / study is located to the front left-hand side of the property and has engineered oak floor boards. Natural lighting is provided by a two-unit window overlooking the front aspect.

## Utility

A functional space which is accessed from both the kitchen and with part glazed door opening to the side aspect. The utility is fitted with a range of base and wall units with plumbing for a washing machine and tumble drier. A stainless-steel sink with mixer tap has also been fitted.

## Cloak Room

The ground floor cloak room is fitted with a large ceramic wash hand basin with pedestal and chrome mixer tap, and WC with concealed cistern. Floors are finished with marble effect tiles and there is a casement window to the side elevation providing natural lighting.

## First Floor:

### First Floor Landing

The large galleried first floor landing is neutrally decorated and features oak handrails and chamfered balustrades. Matching oak doors open to the bedrooms and family bathroom and a hinged ceiling hatch provides access to the loft.

## Master Bedroom

The master bedroom is a large double bedroom located to the rear left-hand side of the property with views over the rear garden. Floors are finished with plush cut pile carpet and walls are neutrally decorated. An oak door opens to the master bedroom Ensuite.

## Master Bedroom Ensuite

Fitted with a three piece-suite comprising double-width shower cubicle with glazed screen, close-coupled WC, and large wall mounted ceramic wash hand basin with chrome mixer tap. Floors and walls are finished with marble effect ceramic tiles and natural lighting and ventilation is provided by a casement window to the side elevation.





# The Property

## Bedroom Two

Bedroom two is located to the front of the property and has a large three-unit window providing natural lighting. Floors are finished with plush cut pile carpet and walls are neutrally decorated. This large double bedroom has ample space for free standing wardrobes. An oak door opens to the Ensuite.

## Bedroom Two Ensuite

Fitted with a three-piece suite comprising shower cubicle, contemporary wall mounted wash hand basin with vanity unit, and close-coupled WC. Natural lighting is provided by a casement window to the front elevation and walls and floors are finished with ceramic tiling.



## Bedroom Three

Bedroom three is located to the rear right hand side of the property and is a double bedroom with space for free standing wardrobes. Floors are finished with timber effect laminate boards which flow through from the first-floor landing and there is a three-unit window overlooking the rear garden.

## Bedroom Four

A further double bedroom located to the right-hand side of the property with a two-unit casement window and matching timber effect laminate floorboards.

## Bedroom Five

Bedroom five is a single bedroom located to the front left-hand side of the property. There is a two-unit window overlooking the front aspect. Floors are finished with timber effect laminate boards which flow through from the first-floor landing.



## Family Bathroom

The family bathroom is fitted with a three-piece suite comprising large double-ended bath, with central chrome mixer tap and shower over, wall mounted ceramic wash hand basin with chrome mixer tap and a close-coupled WC. There is a casement window to the side elevation and wall and floors are finished with neutral marble effect ceramic tiling.







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# Grounds

## Front Aspect

The property is set well back from Watering Lane with off-road parking for several vehicles and the block paved driveway provides vehicular access to a detached double garage. Slate shingle borders have been formed with established well-tended shrubs. A pathway leads to the front entrance and extends either side of the property providing dual-access to the rear garden. There is a useful pitched roof canopy over the main entrance.

## Double Garage

The large, detached double garage is of brick construction beneath a pitched and tiled roof with decorative dental courses and tile crease corbelling. There is a large double width timber panel vehicular door which is electrically operated, and separate pedestrian access via a timber door to the side elevation has been provided. Power and lighting have been installed and natural lighting is provided via a two-unit timber casement window.

## Rear Aspect

The rear garden features a large patio area with concertina double glazed doors opening from the dining room making this a wonderful place for alfresco dining and entertaining. There is a further set of patio doors to the family room which also open onto a patio area. The majority of the rear garden has been laid with artificial turf for recreational purposes and perimeter boundaries have raised timber planters with well-tended shrubs and plants. To the rear of the garden there is a large timber pergola with power and lighting – perfect for a late supper under the stars.









## Location

The property is situated in Collingtree Village, on the southern outskirts of Northampton. Local amenities in this well maintained and popular area include Collingtree Tennis Club, Collingtree Park Golf Club, Hilton Hotel Health Club, and a 600-year-old Public House - the Wooden Walls of Old England (now open under new management!).

The M1 motorway and Milton Keynes railway station are within easy reach and the Northampton town centre is just a short 10-minute drive away, where you can enjoy a good range of theatres, arts, and cinemas. If you're looking for a change of scenery, the historic cities of Oxford and Cambridge are both within an hour's drive.

The Parish Church of St Columba has been a place of worship for 850 years, has an active congregation, and holds regular Sunday services. For a wider range of amenities, nearby East Hunsbury provides leisure centres, shops, pubs, and restaurants. For those inspired by the outdoors, Salcey Forest is approximately 10 minutes' drive away. This former medieval hunting ground offers endless walking and cycling trails with 600-year-old oak trees and a cosy café for refreshments.

For younger families seeking educational establishments, Collingtree has a selection of reputable schools such as Collingtree Church of England Primary, Wootton Primary, and Preston Hedges. For older children, there are several excellent schools to choose from, including the Northampton High School for Girls, Northampton School for Boys, Elizabeth Woodville School in Roade, and Quinton House School.

## Property Information

**Local Authority:** West Northamptonshire Council (Northampton Area)

**Services:** Water, Drainage, Gas, & Electricity

**Council Tax:** Band G    **EPC:** Rating D

### Important Notice

*Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation.*





# 33 Watering Lane, Collingtree, Northampton, NN4

Approximate GIA (Gross Internal Floor Area) Exc. Garage = 212 sqm (2282 sqft)



David Cosby Chartered Surveyors & Estate Agents

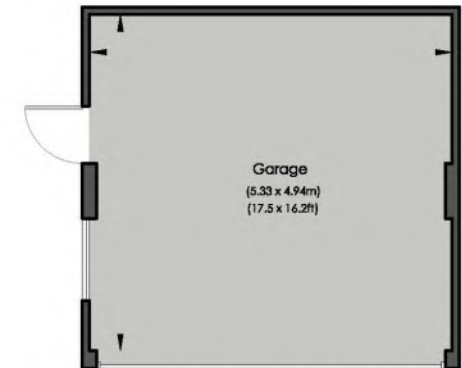
This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 124 sqm (1335 sqft)



FIRST FLOOR GIA = 88 sqm (947 sqft)



GARAGE GIA = 26 sqm (280 sqft)





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# Thinking of Selling?



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