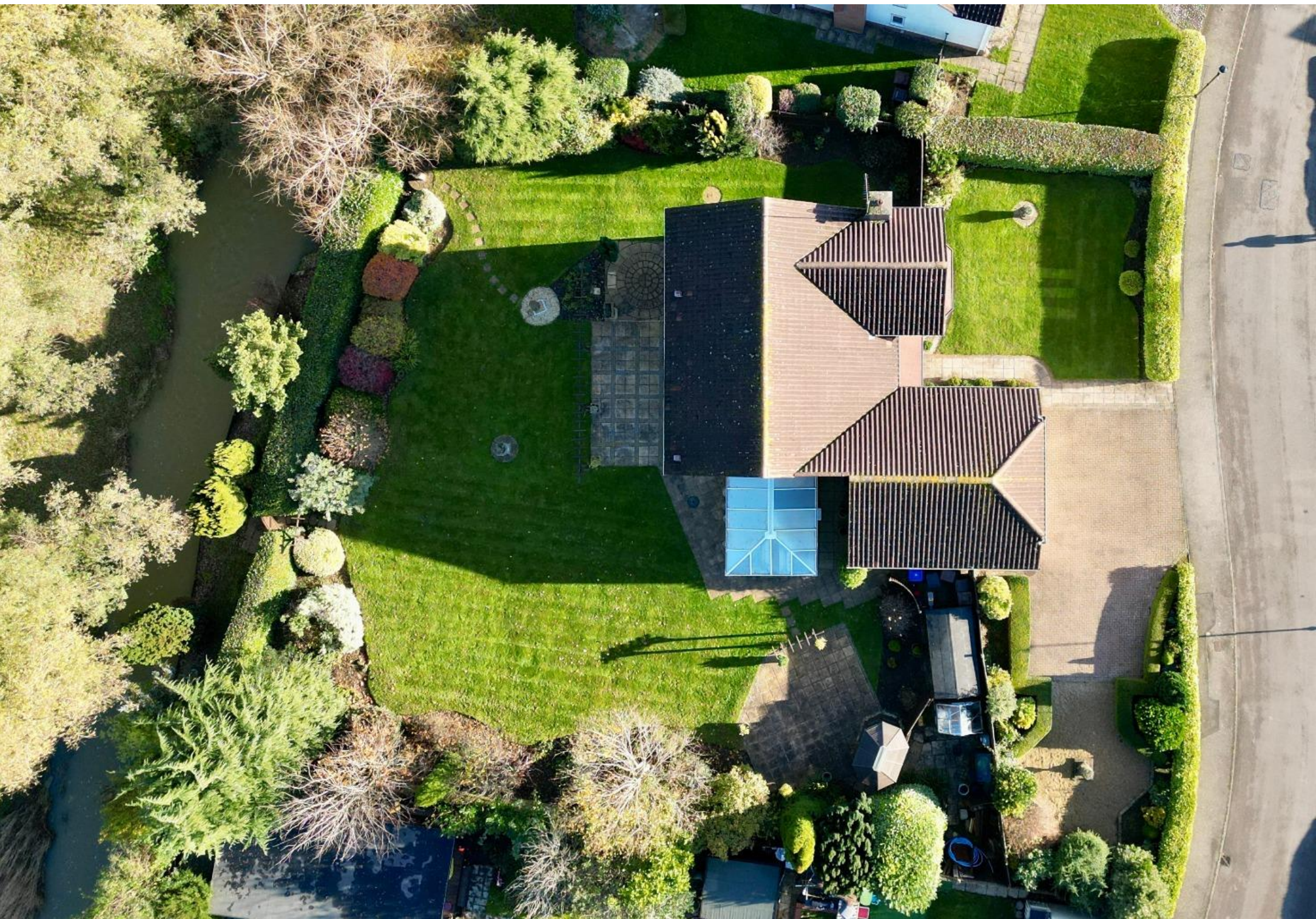




Belfry Lane
Collingtree, Northampton

**JACKSON
GRUNDY** | *The
Village
Agency*



Belfry Lane

Collingtree, Northampton, NN4 0PB

TOTAL AREA: APPROX. 272.8 SQ. METRES (2936 SQ. FEET)

PROUDLY POSITIONED ON THE PRESTIGIOUS BELFRY LANE WITHIN THE SOUGHT-AFTER COLLINGTREE PARK, THIS BEAUTIFULLY PRESENTED AND SUBSTANTIAL FAMILY RESIDENCE IS OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

GROUND FLOOR

- ENTRANCE HALL
- SHOWER ROOM
- SITTING ROOM
- DINING ROOM
- KITCHEN / BREAKFAST ROOM
- UTILITY ROOM
- CONSERVATORY

OUTSIDE

- FRONT GARDEN
- DOUBLE GARAGE
- REAR GARDEN

FIRST FLOOR

- LANDING
- BEDROOM ONE (EN-SUITE)
- BEDROOM TWO
- BEDROOM THREE
- JACK & JILL EN-SUITE
- BEDROOM FOUR (EN-SUITE WC)
- BATHROOM
- SNOOKER ROOM / BEDROOM FIVE

£965,000 Freehold





THE PROPERTY

Boasting an enviable plot of approximately 0.35 acres, the property offers excellent scope for further development (subject to planning permission), making it a rare and exciting opportunity.

The home features generous living spaces, and in brief comprises, entrance hall, WC/shower room, sitting room, dining room, kitchen, utility room, breakfast room and conservatory.

First floor landing, bedroom one with en-suite, bedrooms two and three with Jack and Jill bathroom, bedroom four with en-suite/WC and snooker room/bedroom five.



Outside to the front is a lawned area with block paved driveway that leads toward a double garage. The rear garden opens onto a tranquil brook and the scenic Collingtree Golf Course.

This exceptional home combines a prime location, generous accommodation, and picturesque surroundings.

EPC Rating D. Council Tax Band G.

MARKETING

Benefitting from support across 10 countywide branches, ensuring comprehensive coverage and local expertise. Wherever you are, our network is there to assist you in achieving your property goals. Including major sites such as Rightmove, Zoopla, On The Market, and PrimeLocation. your property deserves the spotlight, and we ensure it gets noticed by the right audience.





MATERIAL INFORMATION

Type	Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band G
EPC Rating	D
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Gas
Parking	Garage
EV Charging	Ask Agent
Accessibility	Ask Agent
Flood Risks	Ask Agent
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	Ask Agent
Rights and Easements	Ask Agent

LOCATION

Collingtree is approximately 3 miles from Northampton town centre and less than a mile from the A45 Northampton ring road and M1 J15. The proximity to main roads, which allow for ease of access to the towns of Northampton, Wellingborough and Milton Keynes, all of which possess mainline train stations, make this a popular location for commuters. Designated as a conservation area in 1978, the centre of Collingtree village has within it a primary school, church and public house whilst a Hilton Hotel offering accommodation, conferencing, banqueting and sporting facilities sits on the outskirts. Collingtree Park, a much more modern development is located to the north of the village and is based around the golf club, which has an 18 hole championship course and driving range as well as restaurant and bar facilities. Also in this location is a Virgin Active health club with indoor and outdoor swimming pools.

IMPORTANT NOTICE

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

FLOORPLAN

TOTAL AREA: APPROX. 272.8 SQ. METRES (2936 SQ. FEET)





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