



GREENER **Country** HOUSES & COTTAGES

23 Watering Lane, Collingtree, Northampton, NN4 0NJ

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A beautifully presented four-bedroom semi-detached cottage located in the sought-after village of Collingtree. This charming property offers a perfect blend of character and modern living, with a generous internal floor area of approximately 1,895 square feet spread across three floors. The ground floor comprises an inviting entrance hall, a convenient downstairs WC and shower room, a study, a spacious open-plan lounge/diner, a well-appointed kitchen, and a rear conservatory. On the first floor, there are three double bedrooms and a family bathroom. The second floor features a stunning primary bedroom with an ensuite shower room and a unique mezzanine level, adding to the property's appeal. Externally, the home boasts a private rear garden with access to an outbuilding containing an outdoor utility area. The front of the property provides off-road parking for two vehicles and access to a single garage, ensuring practicality and convenience. This property offers a wonderful opportunity to enjoy village life in a home that exudes character and versatility.

Price £495,000 Freehold

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

10'01 x 2'10

Entered via a solid wood front door there is a cloaks area with a part glazed door leading to:-

HALLWAY

5'04 x 5'03

With a door to a storage area and further door to:-

WC/SHOWER ROOM

4'04 x 3'09

With a window to the front elevation and suite comprising of WC, wash hand basin and shower cubicle.

STUDY

8'08 x 6'08

With a window to the side and front elevations there are TV and telephone points connected with a service hatch to the kitchen.

HALLWAY

10'01 x 7'04

Open to the dining area and stairs rise to the first floor with doors to the rear conservatory and the kitchen.

KITCHEN

18'06 x 6'06

Fitted with a range of hand crafted floor and wall mounted cabinets with integrated dishwasher and space for a wine fridge, there is a ceramic Belfast sink with Quooker hot tap over with windows to the side elevation there is a quartz worktop with tiled splashbacks and space for a range cooker with extractor above. The room also benefits from a tiled floor and has space for an American style fridge/freezer with double glazed patio doors leading to the rear garden. This room opens up to the:-



CONSERVATORY

Containing a breakfast bar with LVT flooring, TV and telephone points connected and windows overlooking the rear garden. There is exposed stone work with a doorway leading through to:-



DINING AREA

12'01 x 10'00

With continued LVT flooring there are radiators fitted and this room is open plan to the:-

LOUNGE AREA

13'02 x 12'01

With a three casement PVCU glazed window to the front elevation with radiator below, TV points connected, feature fireplace housing a multi fuel burner and fitted pine storage cabinets. There is a door that leads to the entrance hall.

FIRST FLOOR

LANDING

With doors leading to:-



BEDROOM ONE

12'0 x 9'10

With a two casement window to the front elevation this room attractively presents fitted pine cupboards, exposed oak floorboards with exposed stone walls, cast iron fireplace with TV above. There is space for a double bed and side tables.



BEDROOM TWO

10'06 x 9'11

With a two casement window to the rear elevation and exposed floorboards and stone walls there is also fitted pine wardrobes, cast iron fireplace and space for a double bed.



BEDROOM THREE

9'0 x 8'06

A double casement window to the front elevation and a single casement window to the side elevation, there is space for a double bed with exposed floorboards and stone walls.



FAMILY BATHROOM

7'0 x 6'09

Suite comprising of bath with mixer taps over, tiled splashbacks, WC, wash hand basin with a tiled floor and a window to the rear elevation.



SECOND FLOOR

BEDROOM FOUR

14'10 x 9'11

With a velux window to the front and rear elevations, exposed floorboards with space for a king size bed and access to a storage area. A door leads through to:-

ENSUITE

9'09 x 6'06

Suite comprising of shower cubicle, WC and wash hand basin with tiled walls and floor and a velux to the rear elevation.

DRESSING AREA

9'07 x 5'06

Space for free standing wardrobes with stairs leading to the mezzanine level where there is storage.

MEZZANINE LEVEL

13'02 x 4'04

OUTSIDE

OUTBUILDING

15'0 x 5'11

With electricity connected and space for a storage and a utility area.



REAR GARDEN

The rear garden is mainly laid to lawn with mature shrub borders with a fenced boundary there is an Indian stone patio suitable for outdoor dining.

OFF ROAD PARKING

There is off road parking for multiple vehicles to the front and access to a single garage.

SINGLE GARAGE

With electricity connected and a roller shutter door.

SERVICES

Mains drainage, gas, water and electricity are connected.

COUNCIL TAX

West Northamptonshire Council - Band C

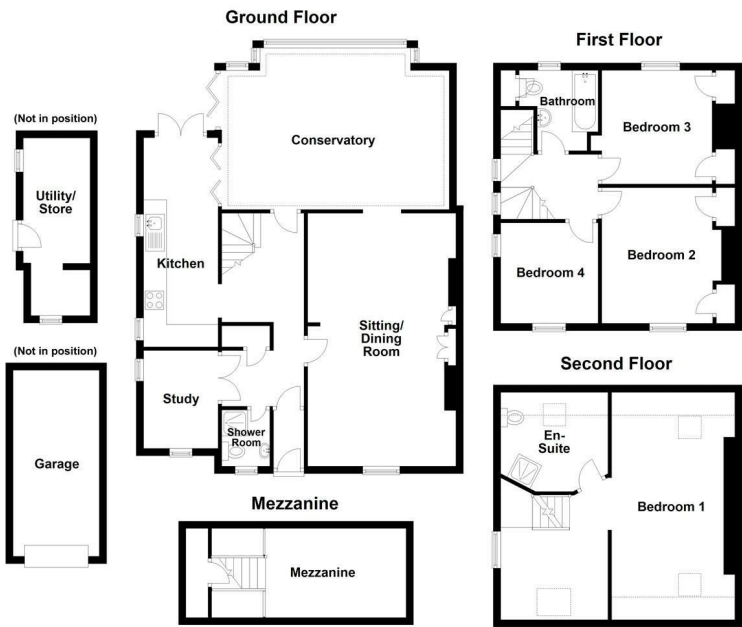
LOCAL AMENITIES

Within nearby East Hunsbury there is a Mini Market, hairdressers, florists, Newsagents and Dry Cleaners and the Tesco Superstore and Danes Camp Leisure Centre are situated adjacent to the Mereway junction with Towcester Road. The M1 Motorway junction 15 is approximately one mile distant and the Collingtree Park Golf Course and the Virgin Active Leisure Complex and Restaurant are nearby.

HOW TO GET THERE

From Northampton town centre take the A45 London Road towards junction 15 of the M1. At the roundabout of the motorway come back on yourself passing the Hilton Hotel on the left and at the traffic lights take the first turning left signposted to Collingtree. Proceed along Watering Lane and the property can be found after Toms Close on the right hand side.

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Not to scale. For illustrative purposes only