

GREENER **Country** HOUSES & COTTAGES

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This fine individual executive modern detached family home stands in an enviable location as part of an exclusive cul de sac backing directly onto Collingtree Park Golf Course with superb views to the rear overlooking a fairway lake with open countryside views beyond. The spacious interior comprises entrance hall, cloakroom, living room, dining room, family room, study, kitchen/breakfast room and utility room. To the first floor, there are five bedrooms with ensuite to the master and bedroom two and a four-piece family bathroom. There is a well-stocked front garden and driveway giving off-road parking for several vehicles and leading to the double garage. The large rear garden is mainly laid to lawn and patio and faces in a southerly direction enjoying a sunny aspect and privacy with amazing views over Collingtree Park Golf Course.

Price £1,100,000 Freehold

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

13'5 x 12'9

The central reception hall has a corniced ceiling over a natural limestone floor, radiator and gives straight through access via double leaf doors to both the dining room and the living room. The stairs rise to the first floor and a short passage way leads to the kitchen, family room and study.

CLOAKROOM

7'9 x 3'3

With a limestone floor and tumbled marble dado and fitted with a white suite of pedestal wash basin, WC and radiator. There is a window to the side elevation.

LOUNGE

20'11 x 15'9

With a corniced ceiling, this is a spacious through room with a five casement bay leaded window to the front elevation and a picture window and French door opening to the rear terrace and beyond. The focal point of the room is the very attractive inglenook fireplace with open fire which has a stone back and a limestone hearth with a moulded mantel standing within an inglenook recess with windows either side. Two double radiators.

DINING ROOM

13'4 x 13'0

Leading directly from the reception hall and also with a limestone floor and corniced ceiling, there is a four casement bi-folding window to the rear elevation.

FAMILY ROOM

13'4 x 11'9

With a natural oak floor, a picture window and French doors opening to the rear terrace and garden, this room has a TV point and a double radiator.



STUDY

11'7 x 7'0

With a fitted desk and computer work station, together with built-in shelving, this room has a corniced ceiling, radiator and a three casement window to the rear elevation.

KITCHEN/BREAKFAST ROOM

19'11 x 14'2

Approached through the breakfast area where there is a window to the side elevation and space for an American style fridge. The kitchen area is fitted with an extensive range of limed oak floor and wall cabinets with laminated working surfaces incorporating a one and a half bowl sink unit and built-in appliances of eye level double oven and microwave, dishwasher and four place gas hob with cooker hood over. There is a TV point and a window overlooking the rear garden and views beyond.



UTILITY ROOM

11'1 x 7'11

With further floor and wall cabinets with laminated working surfaces, asterite sink unit, plumbing for an automatic washing machine and space for a tumble dryer. Gas wall mounted boiler and an internal door gives access to the garage.

FIRST FLOOR

LANDING

Housing the airing cupboard with hot water cylinder and slatted shelving, loft access, radiator and a window to the front elevation, there are moulded panelled doors leading to:-



BEDROOM ONE

16'8 x 15'8

With a range of built-in wardrobes with shelving and hanging space, a corniced ceiling and TV point and there is a four casement window directly overlooking the rear garden and golf course views beyond. A door leads to:-



SHOWER ROOM ENSUITE

15'3 x 6'10

Comprising a white suite of Mira shower cubicle, vanity wash basin with cupboards under, WC, bidet and double radiator. There are ceramic tiled splash areas and a three casement window to the front elevation.



BEDROOM TWO

14'9 x 12'7

Standing at the opposite end of the house and also with a built-in wardrobe with shelving and hanging space, radiator and superb views to the rear. A door leads to:-



SHOWER ROOM ENSUITE

9'4 x 5'10

Comprising a white suite of ceramic tiled shower cubicle, pedestal wash basin, WC and radiator. There is a split level decked floor and a two casement window to the side elevation.

FAMILY BATHROOM

10'8 x 9'6

Comprising a white suite of corner bath with Victorian style taps and shower attachment, ceramic tiled shower cubicle, pedestal wash basin, WC and bidet and with ceramic tiling from floor to ceiling with extractor. There is a two casement window to the front elevation.



OUTSIDE

FRONT

The house is approached by a sweeping block paved driveway with ample parking and turning space in front of the attached double garage block. The floodlit front garden includes flower and shrub borders and is bounded by established hedging and ornamental walls. There is a pedestrian access to the side.

DOUBLE GARAGE

18'1 x 15'10

With an electric automatic up and over door, there are light and power connections, a personal door to the rear garden and an internal door to the utility room.

REAR GARDEN

Approached by a large York style terrace where there is external lighting, the lawn slopes gently away from the house bounded by well stocked flower and shrub borders and leading to a mixed hedge with a pedestrian gate leading to the golf course. The garden faces in a southerly direction and backs directly onto the golf course fairway beyond which there is a picturesque lake which is a haven for wildlife.

SERVICES

Main drainage, gas, water and electricity are connected.

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.

COUNCIL TAX

West Northamptonshire Council - Band G

HOW TO GET THERE

From Northampton town centre proceed in a southerly direction along the A508 London Road to the roundabout junction with the Nene Valley Way. Take the fourth exit onto the A45 Mereway heading in a westerly direction and then turn first left into Penvale Road. Follow Penvale Road down the hill to the junction with Rotary Road and turn left. Take the first turning on the right into Spyglass Hill where the property stands at the end of the cul-de-sac on the left hand side.

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