

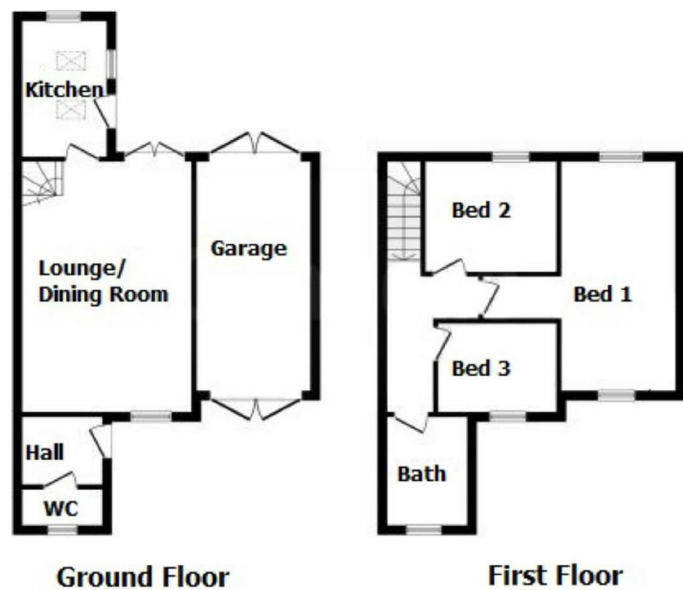


the village are the Collingtree Park Golf Course and Restaurant and the Hilton Hotel and Restaurant which also has a fitness club. There is a grant maintained Church of England Primary School. (References to schools should not be taken to mean that the property concerned is within the school catchment nor that the schools mentioned have places available).

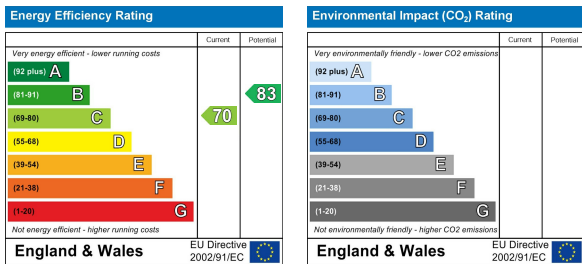
HOW TO GET THERE

From Northampton town centre proceed in a southerly direction along the A508. On approaching the roundabout take the third exit onto the A45 and proceed in a southerly direction towards the M1 motorway. Proceed over the motorway and proceed back on the A45 towards Northampton taking the first exit on the left hand side at The Hilton Hotel. Continue along Watering Lane into Collingtree village and take the first exit on the left onto the High Street. Proceed to the end where the property can be found on the right hand side.

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60a High Street, Collingtree, Northampton, NN4 0NE



Asking Price £315,000 Freehold

An extremely well presented three bedroomed semi detached property situated in the heart of the popular village of Collingtree in Northamptonshire. The property was constructed in 2004 and offers accommodation comprising of entrance hall, WC, lounge/dining room, kitchen with three bedrooms and a family bathroom to the first floor. The property benefits from a courtyard garden, off road parking for one vehicle and access to a single garage. Further benefits include gas radiator central heating and timber framed double glazing throughout.





# 60a High Street, Collingtree, Northampton, NN4 0NE

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

6'1 x 4'10

Entered via a part glazed timber frame front door with wood effect flooring with cloaks area and a door leading to:-

#### WC

Suite comprising WC, wash hand basin with tiled floor and splashbacks and a window to the front elevation.

#### LOUNGE/DINING ROOM

9'4 x 12'9

A window to the front elevation and double doors leading to the rear garden with wood effect flooring throughout with TV and telephone points connected. Stairs rising to the first floor and a further door leading to:-



#### KITCHEN

10'5 x 6'5

Benefiting from a range of floor and wall mounted storage cupboards there is an integrated stainless steel sink, x4 gas hob with extractor above and double oven below, tiled flooring and splashbacks, windows to the rear elevation and a door leading to the rear garden. There is space for a fridge/freezer and plumbing for washing machine



### FIRST FLOOR

#### LANDING

#### BEDROOM ONE

17'4 x 8'10

Light and airy room with dual aspect windows, there is space for a king size bed and carpet fitted. TV point connected.



#### BEDROOM TWO

9'2 x 8'4

With space for a double bed there is carpet fitted and a window to the rear garden.



#### BEDROOM THREE

9'2 x 6'10

A window to the front elevation there is carpet fitted throughout and space for a single bed.



#### FAMILY BATHROOM

8'4 x 6'1

A window to the front elevation with a suite comprising of bath with shower over, tiled walls, wood effect flooring, radiator fitted, WC and wash hand basin.



### OUTSIDE

To the front is parking for one vehicle in front of the garage. There is also an area of lawn

### REAR GARDEN

Fully paved with pedestrian access to the side and double doors leading to the rear of the garage.



### GARAGE

Electricity and power connected. Double doors leading to the front and rear.

### SERVICES

Main drainage, gas, water and electricity are connected. (None of these have been tested).

### COUNCIL TAX

West Northamptonshire Council - Band C

### LOCAL AMENITIES

Within the village there is the Wooden Walls Public House, the Church and a tennis/cricket club. On the outskirts of

For further information on viewing call 01604 230222