



24 Belfry Lane
Collingtree | Northampton | Northamptonshire | NN4 0PB

FINE & COUNTRY

SELLER INSIGHT

“It was the stunning location which first drew us to 24 Belfry Lane,” say the current owners of this spacious family home. “The property sits on a generous plot with the golf course directly behind the home, in the sought after residential area of Collingtree Park. We were also impressed with the house itself: this modern property boasts generously proportioned living accommodation, providing plenty of space for the whole family both indoors and out. Since moving in, we have further enhanced the property with renovations throughout, including new kitchen, bathrooms, wood flooring and carpets.”

“One of our favourite features of the property is the gardens,” the owners continue. “The front of the property is approached via a large block paved driveway with off road parking for several vehicles, enclosed by mature bushes and trees with flower and shrub borders for privacy. We have outdoor lighting, secure gated access to the side, and a decked pathway leading to the side and rear of the property. The large rear garden has a large stone patio area and undercover seating area for al fresco dining whatever the weather. The remainder of the garden is laid to lawn with mature flower and shrub borders, bushes and trees, and a decked seating area. Being so spacious, the garden is a spectacular place for outdoor entertaining: we love having barbecues and summer parties in the rear garden with friends and family. The rear garden is enclosed by wood panel fencing and enjoys a sunny aspect and a high degree of privacy, with views over Collingtree Park Golf Course.”

The local area has much to offer, too. “Within nearby East Hunsbury there is a Mini Market, hairdressers, florists, Newsagents and Dry Cleaners,” the owners say. “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 Virgin Active Leisure Complex and Restaurant are also nearby.”*



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



STEP INSIDE

24 Belfry Lane

Kingsdown is a substantial, detached 5/6 bedroom house with a triple garage and backing onto Collingtree golf course. This stunning home is set in landscaped grounds of approximately 0.35 acres. The current owners have modernised with a contemporary feel throughout that include luxurious bath and shower rooms and touch control mood lighting

This is surely has to be one of the finest houses located on one of the most sought after roads in prestigious Collingtree Park adjacent to Collingtree golf course. This wonderful family home has been thoughtfully and tastefully modernised throughout and offers superb family living space in excess of 3900sqft.

The house is approached via electric gates onto a large brick paved driveway with parking for numerous vehicles and bordered by manicured lawns with mature cherry trees and shrubs.

On entering you are greeted by a fantastic, double height, reception hall with a grand central staircase and a galleried landing above, there is a large walk in coat/boot room and a modern guest cloakroom. The main reception room is on the left of the hall and accessed through double doors, it is a great size with an inglenook style stone fireplace with living flame gas fire, oak floor and French doors at the rear opening onto the sun terrace. On the right of the hall and again accessed through double doors is a bright double aspect formal dining room again with an oak floor, there is also a further good size study/snug to the rear of the hallway overlooking the rear garden. The hub of this wonderful home has to be the stunning bespoke kitchen/breakfast room with French doors opening onto the sun terrace, there is a central island with gas hob and breakfast bar, quality integrated appliances, an extensive range of fitted units and stone worktops, there is also a separate utility room with further storage and access to the garden. To the rear of the kitchen is a lovely bright breakfast room/family room with oak floor and a bay window with French doors opening to the terrace and a large picture window overlooking the garden. The rear hallway with access to the front driveway leads to a second cloakroom and sauna room as well as access to the triple garage and a staircase leading up to a large family room/bedroom.

On the first floor is a superb galleried landing area and rear hallway. There are three spacious double bedrooms, two with their own luxurious en-suite shower or bathroom, a stunning family bathroom that oozes luxury and a main bedroom suite with a Juliet balcony overlooking the rear garden, dressing room and a luxury en-suite bathroom. There is a very bright and spacious room to the front of the galleried landing accessed through glazed doors that is currently used as home office but could be a further bedroom or sitting room. At the far end of the rear hallway is a further games room/bedroom 6 which is an amazing room overlooking the front driveway and with fitted wardrobes, this has a separate staircase access to the ground floor and could become a studio annexe if required. To the front, side and rear are mature private landscaped gardens of approximately 0.35acre backing onto the golf course with beautiful flowerbeds, mature trees, south east facing sun terrace, sweeping lawns and patio. The integral triple garage has electric doors and a boiler room.

The house is ideally located for access to junction 15 of the M1, local amenities, easy access to Northampton town centre and railway station with direct trains to London and Birmingham.







INFORMATION

Property Information, Services & Utilities:

Services: Mains electric, gas, water & sewerage.

Heating: Mains gas powered central heating.

Broadband: Ultrafast broadband available, we advise you to check with your provider.

Mobile signal: 4G & 5G available, we advise you to check with your provider.

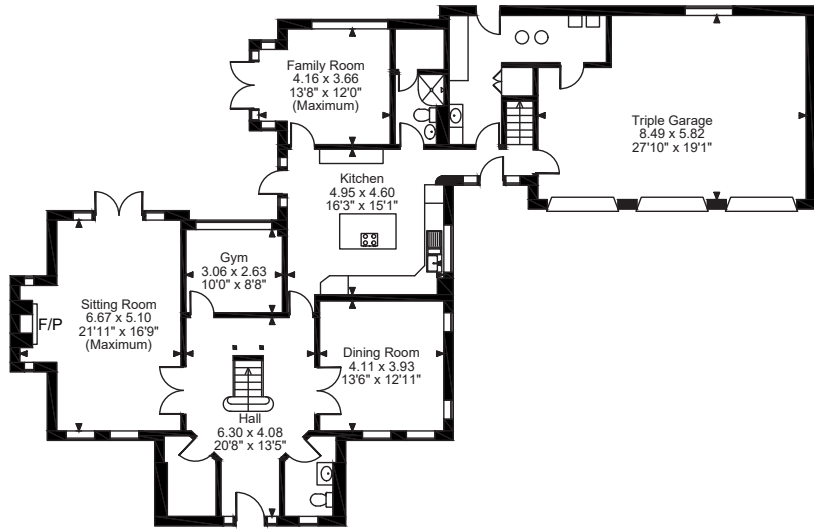
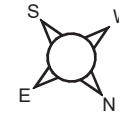
Parking: Garage for 3 cars & driveway for 3 cars.

Council Tax: Band H.

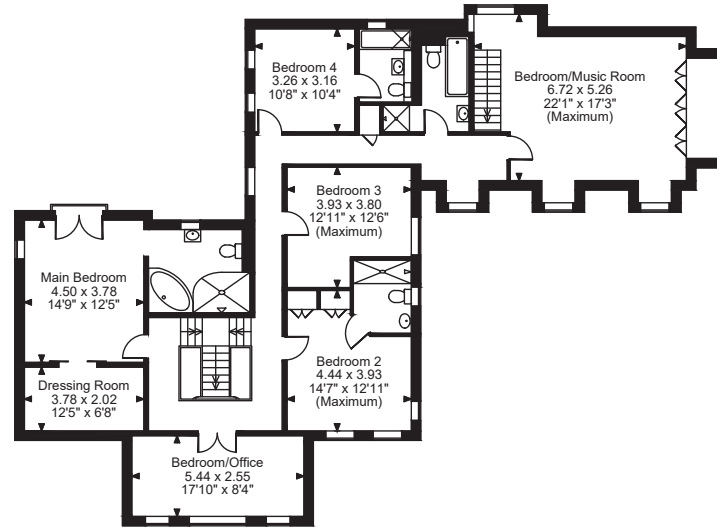
EPC Rating: D.

Guide price £1,500,000

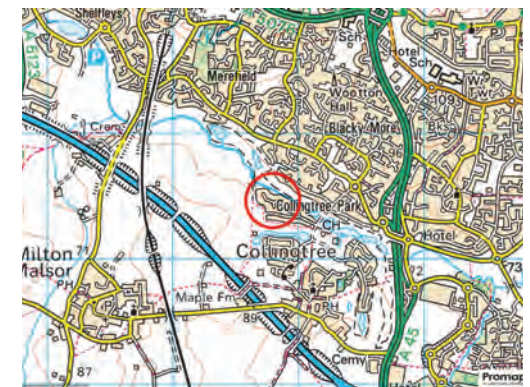
Belfry Lane, Collingtree, Northampton
Approximate Gross Internal Area
Main House = 3400 Sq Ft/316 Sq M
Garage = 491 Sq Ft/46 Sq M
Total = 3891 Sq Ft/362 Sq M



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 754062833 Registered Office: 5 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed 30.10.2024





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