

## WINDINGBROOK LANE, NORTHAMPTON, NN4

£369,995 | 2 Bed Bungalow - Semi Detached

# BELVOIR!



No chain. Scope for improvement.

Belvoir offer this rare opportunity to purchase a two bedroom dormer bungalow in need of modernisation throughout in the exclusive and always well regarded Collingtree Park development for over 55s only. The property is ideally situated within easy access to motorway links, restaurants, shops and boasts fantastic views of Collingtree Park Golf Course. The accommodation in brief comprises; entrance hall, cloakroom, open plan living/dining room with patio doors to front garden, kitchen with separate utility room and master bedroom suite with fitted wardrobes and ensuite. To the first floor is the guest bedroom and bathroom.

Outside you will find a low maintenance garden to the front providing both lawn and patio areas for entertaining. Further benefits include off road parking, double glazing and a single garage. To the rear of the property is a well presented garden which opens onto the golf course.

COUNCIL TAX BAND: E

- No chain
- Highly sought after location
- Views over Collingtree Park Golf Course
- Two bedrooms (ensuite to master)
- Off road parking
- Garage
- Utility
- Scope for improvement

## **DRAFT DETAILS**

At the time of print, these particulars are awaiting approval from the vendor(s).

## **GENERAL DISCLAIMER**

We endeavour to make our sales particulars accurate and reliable - however they do not constitute or form part of an offer or any contract and are not to be relied upon as statements of representation or fact. Any services, systems and appliances listed, have not been tested by us and no guarantee is given regarding their condition or operating ability. Any measurements are offered as a guide only, and should not be considered precise. What is, or is not included in the sale will be confirmed by the vendor to solicitors on a fixtures and fittings form.

## **BUYING TO LET?**

Belvoir has offered a lettings service in Northampton for nearly 20 years and currently manages hundreds of properties throughout the town. We know the market inside out - which properties will let, how much they'll let for, and what sort of tenant they will attract. If you're looking to invest but need some guidance, we provide free buy-to-let advice on a no-obligation basis. We also help existing landlords who want their portfolio reviewed, or are struggling with a problematic tenancy. Contact our office for more details.

## **Hallway**

## **WC**

**Living/Dining area 27'2 x 12'1 (8.28m x 3.68m)**

**Kitchen 12'4 x 8'8 (3.76m x 2.64m)**

## **Utility**

**Bedroom One 11'6 x 11'1 (3.51m x 3.38m)**

## **Ensuite**

**Bedroom Two 22'1 x 12'3 (6.73m x 3.73m)**

## **Bathroom**

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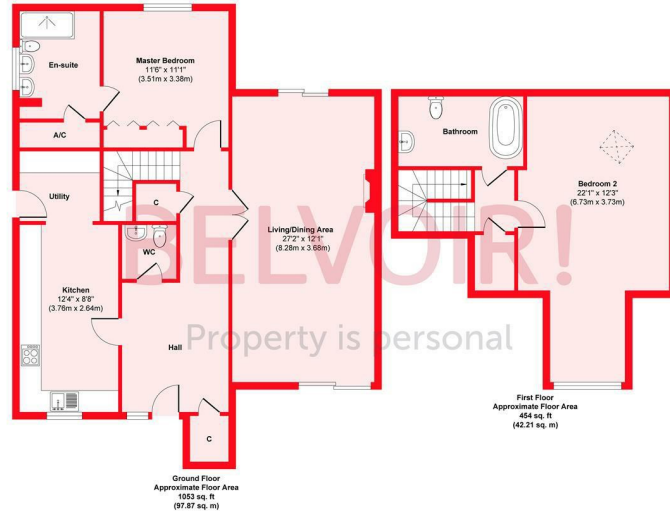
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>	68	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Windingbrook Lane, NN4



Approx. Gross Internal Floor Area 1507 sq. ft / 140.08 sq. m

Illustration for identification purposes only; measurements are approximate, not to scale.  
Produced by Elements Property

