

WINDINGBROOK LANE, NORTHAMPTON, NN4

£425,000 | 2 Bed House - Semi-Detached

BELVOIR!



Belvoir Estate Agents are delighted to offer for sale this large two bedroom house situated in this exclusive location backing on to Collingtree Golf Course. The property is available to those over the age of 55. The well maintained accommodation briefly comprises entrance porch, entrance hall, w.c/shower room, kitchen, lounge/diner, conservatory, first floor landing, bedroom one with dressing room and en-suite bathroom and bedroom two with en-suite bathroom. The property further benefits from gas radiator heating, upvc double glazing, large driveway, single garage, rear garden and lovely views to the rear over the golf course and lake.

COUNCIL TAX BAND: E

- Backing onto Collingtree Golf Course
- For Over 55's
- Bedroom One with Dressing Room & En Suite
- Bedroom Two with En Suite
- Downstairs Shower Room
- Lounge/Diner
- Conservatory
- Single Garage & Large Driveway

**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 none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

**Draft Details.**

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

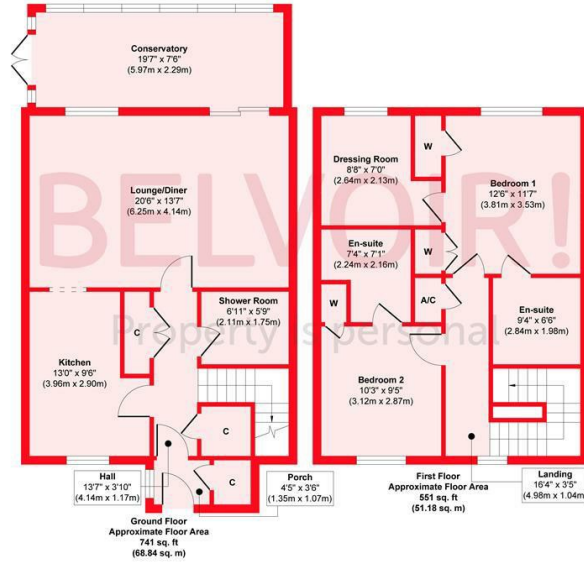
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<div style="text-align: center;"> <span style="font-size: 2em;">74</span> <span style="font-size: 3em; margin-left: 10px;">85</span> </div>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(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 1292 sq. ft / 120.02 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale. Produced by Elements Property

