

BELFRY LANE, NORTHAMPTON, NN4

£1,100,000 | 5 Bed House - Detached

BELVOIR!



Belvoir Estate Agents are delighted to offer for sale this substantial five bedroom detached family home that is located in this highly desirable part of Collingtree Park, with attractive views to the rear over the golf course. The property has been much improved in recent years by the current owners, has been heavily extended and measures in at approximately 3,354 square feet.

The spacious accommodation briefly comprises entrance hall, cloakroom, living room, large open plan kitchen/dining/sitting room with fitted Siemens appliances, a log burner, bifold doors and an Apex window that flood the room with light, utility room, study, office, direct access in to the integral double garage that is currently being used as a gym, first floor landing, large master bedroom with en-suite bathroom, four further double bedrooms and two Jack & Jill en-suites.

The property further benefits from 16 solar panels with solar edge smart panels, a 10kw battery storage in the loft, gas radiator central heating system with smart thermostats and a recently updated Worcester boiler, electric underfloor heating in the kitchen/dining areas, air conditioning unit in the office, modernised double glazing, in and out driveway and a landscaped rear garden that has a bar with mains electricity and plumbing. Plans have also been submitted for a loft conversion that, if approved, could create a significant amount of extra living space. An internal viewing is highly recommended to appreciate everything that this wonderful home has to offer.

COUNCIL TAX BAND: G

- Five Bedrooms
- Detached Family Home
- Extended
- Double Garage
- Backing On To Golf Course
- Open Plan Kitchen/Dining/Sitting
- Office & Study
- Three Ensuites
- In And Out Drive
- Sought After Location

Draft Details.

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

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.

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Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current

Potential

81

81

England & Wales

EU Directive 2002/91/EC

