



Connells

Watering Lane
Collingtree Northampton



Entrance Hall

Door to the front elevation with further doors leading off to the cloakroom, work from home office, living room, kitchen/dining room and family room. Tiled floor with under floor heating. Cloaks cupboard, under stairs cupboard and stairs rising to the first floor landing.

Cloakroom

Suite comprising low level flush w.c and vanity wash hand basin with tiling to splash back area. Tiled floor with under floor heating and double glazed opaque window to the side elevation.

Home Office

9' 9" max x 9' 6" (2.97m max x 2.90m)

Work from home office with double glazed window to the front elevation and under floor heating.

Living Room

15' 7" max x 13' 1" (4.75m max x 3.99m)

Double glazed bi-folding doors to the rear elevation leading out to the extended patio area. two double glazed windows to the side elevation, feature wood burning stove, TV point and under floor heating.

Open Plan Kitchen/ Dining Room

26' 11" x 15' 1" (8.20m x 4.60m)

An impressive, beautiful and spacious kitchen with a range of fitted cabinets, larder unit and pan draws. One and a half bowl sinks with mixer tap over, set below Quartz work

surfaces with complimentary up stands. Feature central island with fitted breakfast bar and Quartz counter top. Integrated appliance comprise dishwasher, two fridge/freezers, double oven and induction hob. Double glazed window to the side elevation and open to the dining area which has a double glazed window to the rear elevation, double glazed bi-folding leading out to the extended patio area, and a tiled floor with under floor heating.

Family Room

12' x 11' 7" (3.66m x 3.53m)

Double glazed bi-folding doors to the rear elevation leading to the extended patio. Tiled floor with under floor heating and open to the kitchen/dining room.

Laundry Room

Fitted with matching cabinets to the kitchen. Single bowl sink and swan neck mixer tap over, set below Quartz counter top with complimentary up stands. Plumbing for washing machine and space for a tumble dryer. Double glazed window to the front elevation, tiled floor with under floor heating and courtesy door to the side elevation.

First Floor Landing

Stairs rise from the entrance hall. Doors lead off to four double bedrooms. Double glazed window to the front elevation, access to the loft space and airing cupboard housing the hot water cylinder.

Master Bedroom

20' into door recess x 12' 10" (6.10m into door recess x 3.91m)

Double glazed window to the side elevation.

Two wall mounted radiators and doors leading to the en-suite bathroom and dressing room.

Dressing Room

Double glazed window to the rear elevation and wall mounted radiator.

En-Suite Bathroom

Four piece white suite comprising panelled bath, walk-in shower, vanity wash hand basin, low level flush w.c and half height tiling. Tiled floor with under floor heating, extractor fan, shaver point and opaque double glazed window to the side elevation.

Bedroom Two

14' 9" x 10' 10" (4.50m x 3.30m)

Double glazed windows to the rear and side elevations. Wall mounted radiator and connecting door to the en-suite shower room.

En-Suite Shower Room

Three piece white suite comprising walk-in shower, vanity wash hand basin, low level flush w.c and tiling to splash back areas. Chrome heated towel rail, tiled floor, extractor fan, shaver point and opaque double glazed window to the rear elevation.

Bedroom Three

14' 9" x 12' 10" plus door recess (4.50m x 3.91m plus door recess)

Double glazed window to the front elevation. Wall mounted radiator and connecting door to the en-suite shower room.

En-Suite Shower Room

Three piece white suite comprising shower cubicle, vanity wash hand basin, low level flush w.c and tiling to splash back areas. Chrome heated towel rail, tiled floor, extractor fan, shaver point and opaque double glazed window to the front elevation.

Bedroom Four

10' 8" x 10' 6" (3.25m x 3.20m)

Double glazed window to the front elevation. Wall mounted radiator and connecting door to the en-suite shower room.

En-Suite Shower Room

Three piece white suite comprising shower cubicle, vanity wash hand basin, low level flush w.c and tiling to splash back areas. Chrome heated towel rail, tiled floor, extractor fan, shaver point and opaque double glazed window to the side elevation.

Outside

Double Garage

Double detached stone garage with two up and over electric doors. Power and lighting connected and courtesy door leading to the block paved driveway which provides off road parking for several cars.

Front Of The House

Raised flower and shrub beds. Steps to the storm porch and gated access to both sides leading to the rear garden.

Rear Garden

Spacious lawned garden with raised flower bed and extended paved patio which is ideal for entertaining. Retaining timber fencing and gated access to both sides leading to the front of the house. Outside lighting and bar-b-que area to the side of the house.

Agents Notes

The property has a Halo security alarm system fitted and also CCTV cameras.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Tenure: Freehold

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