

for sale

£475,000



## Ash Lane Collingtree Northampton NN4 0ND

Connells are pleased to be chosen to offer to the market this stunning detached bungalow set in the desirable village of Collingtree, and benefiting from a spacious floor plan, and set within landscaped gardens. Viewing of this beautiful home is highly advised to fully appreciate.

# Ash Lane Collingtree Northampton NN4 0ND

## Entrance Porch

Door to the front elevation with complimentary opaque double glazed window to the side, and UPVC double window to the side elevation. Further door opens to the entrance hall.

## Entrance Hall

Door lead off to the kitchen, dining room, two double bedrooms and the family shower room. Wall mounted radiator with radiator cover, dado rail, coving to ceiling and access to the loft space..

## Living Room

17' max x 15' ( 5.18m max x 4.57m )

Two UPVC double glazed windows to the front elevation. Feature fireplace with gas fire set in, two wall mounted radiators, wall lights and coving to ceiling. UPVC double glazed patio doors leading out to the beautiful landscaped rear garden. Glazed French doors open to the dining room.

## Dining Room

12' 8" max x 11' 6" ( 3.86m max x 3.51m )

UPVC double glazed window to the front elevation. Wall mounted radiator, coving to ceiling and connecting door to the kitchen.

## Kitchen

14' 6" x 11' 6" ( 4.42m x 3.51m )

A beautiful re-fitted kitchen with a range of wall and base level

units, and under cabinet and kick board lighting. Sink and drainer with mixer spray tap over, set into work surfaces with complimentary and matching splash backs. Integrated appliances comprise fridge/freezer, dishwasher, two electric ovens, warming draw and induction hob with extractor hood over. Two seater breakfast bar, wall mounted radiator, glazed French doors open to the conservatory and UPVC double glazed window to the side elevation., .

## Conservatory

14' max x 9' 7" ( 4.27m max x 2.92m )

Of UPVC construction and set on a dwarf wall, with UPVC double glazed windows to the rear and side elevations and French doors leading out to the rear garden.

## Master Bedroom

16' 6" x 10' 6" max ( 5.03m x 3.20m max )

Spacious master bedroom with UPVC double glazed window to the side elevation, fitted wardrobes, wall mounted radiator and coving to ceiling. Connecting door to the en-suite bathroom.

## En-Suite Bathroom

A stunning re-fitted white bathroom suite comprising bath with waterfall mixer tap, vanity wash hand basin, low level flush w.c and fully tiled to walls and floor. Extractor fan, fitted storage cupboards, recessed spot lights to ceiling and UPVC opaque double glazed window to the rear elevation.



## Bedroom Two

12' 2" x 10' 6" into wardrobes ( 3.71m x 3.20m into wardrobes )  
UPVC double glazed window to the front elevation, fitted wardrobes, wall mounted radiator and coving to ceiling.

## Shower Room

Three piece white suite comprising shower cubicle, vanity wash hand basin, low level flush w.c and fully tiled to walls and floor. Chrome heated towel rail, recessed spot lights to ceiling and UPVC opaque double glazed window to the rear elevation.

## Outside

### External Home Office

Ideal purpose built work from home office, with power and lighting connected. and French doors opening to a decked area, provides a pleasant and tranquil space to work from, and looks out over the landscaped rear garden.

### Double Garage

Double garage with electric roller door and power and lighting connected. Plumbing for washing machine and space for condensing tumble dryer. Central heating boiler, UPVC double glazed window to the rear elevation and courtesy door to the rear garden.

### Front Garden

Mainly laid to lawn with matures flower and shrub borders. Pathway

to the front door and extended block paved driveway providing off road parking for several cars, and leading to the double garage. Gated access to the side leads to the rear garden.

## Rear Garden

Landscaped rear garden which is mainly laid to lawn, with mature flower and shrub borders. Purpose built work from home office with power and lighting connected, with French doors opening to a decked area. gated access to the side leads to the front of the property and courtesy door to the double garage.

## Local Area Information

Collingtree is approximately 3 miles from Northampton town centre and less than a mile from the A45 Northampton ring road and junction 15 of the M1 motorway. The proximity to transport routes allow for ease of access to the towns of Northampton, Wellingborough and Milton Keynes, all of which possess mainline train stations, make this a popular location for commuters. Collingtree village has within it a primary school, church and public house whilst the Hilton Hotel offers accommodation, conferencing, banqueting and a spa facilities to include a gym and swimming pool, and sits on the outskirts of the village. Collingtree Park, a much more modern development is located to the north of the village and is based around the golf club, which has an 18 hole championship course and driving range as well as restaurant and bar facilities. Also in this location is a Virgin Active health club with indoor and outdoor swimming pools.

## Council Tax Band

E





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

**T 01604 706644**  
**E woottonfields@connells.co.uk**

11 Tudor Court Wootton Hope Drive Wootton  
 NORTHAMPTON NN4 6FF

Property Ref: WFL407565 - 0004

**Tenure:** Freehold

**EPC Rating:** D

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