



Connells

High Street
Collingtree Northampton



Property Description

One not to miss, and Ideally located in the desirable South Northants Village of Collingtree, is this well presented and versatile family home. Set within easy access to the M1 motorway, the accommodation comprises entrance hall, spacious living room, re-fitted kitchen/dining room and downstairs cloakroom To the first floor there are three good size bedrooms and a re-fitted bathroom. A staircase rises to the master bedroom with plenty of natural light provided by two double glazed sky lights. Outside there is a small walled garden, and to the rear there is a beautiful lawned garden with two patio areas which are ideal for entertaining. To the rear of the garden there is a double detached garage and off road parking.

Further benefits include gas radiator heating, double glazing and viewing is highly advised to fully appreciate.

Entrance Hall

Door to the front elevation with further doors leading off to the living room and open plan kitchen/dining room. Pull out shoe storage, under stairs cupboard, wall mounted radiator and stairs rising to the first floor landing.

Living Room

15' 9" x 12' 8" (4.80m x 3.86m)

Spacious living room with UPVC double glazed window to the front elevation. Wall mounted radiator and coving to ceiling.

Kitchen/ Dining Room

14' 10" x 10' (4.52m x 3.05m)

Re-fitted kitchen with a range of wall and base level units. Sink with swan neck mixer tap over, set below a stone work surface and with complimentary up stands. Integrated appliances comprise washing machine, single electric oven and electric hob. Space for upright fridge/freezer and dining table and chairs. UPVC double glazed window to the rear elevation and glazed door leading out to the rear garden.

Cloakroom

White suite comprising low level flush w.c with integrated space saving sink and tiled to splash back. Heated towel rail and UPVC opaque double glazed window to the rear elevation.

First Floor Landing

Stairs rise from the entrance hall. door lead off to three good size bedrooms and the family bathroom. Double airing cupboard, UPVC double glazed window to the side elevation and stairs rising to the master bedroom.

Master Bedroom

19' 5" x 13' into wardrobes (5.92m x 3.96m into wardrobes)

Spacious loft conversion to create the master bedroom with feature vaulted ceiling and exposed wooden beams. Range of fitted wardrobes, wall mounted radiator, two double glazed skylights and UPVC double glazed window to the side elevation.

Bedroom Two

12' 10" x 12' 5" plus door recess (3.91m x 3.78m plus door recess)

UPVC double glazed window to the front elevation. Built-in wardrobe and wall mounted radiator.

Bedroom Three

11' 5" x 10' (3.48m x 3.05m)

UPVC double glazed window to the rear elevation and wall mounted radiator.

Home Office/ Bedroom Four

9' 9" x 9' max (2.97m x 2.74m max)

A work from home office/bedroom four with UPVC double glazed window to the front elevation. Over stairs fitted storage cupboard and wall mounted radiator.

Family Bathroom

Re-fitted three piece white suite comprising panelled bath with shower over and glazed shower screen, low level flush w.c, pedestal wash hand basin and complimentary Metro tiles to splash back areas. Heated towel rail and UPVC opaque double glazed window to the rear elevation.

Outside

Front Garden

Retaining brick wall and pathway leading to the front door.

Rear Garden

A beautiful rear garden which is mainly laid to lawn. Two patio areas which are ideal for entertaining and alfresco dining. Flower boxes, retaining timber fencing and gated access to the side.

Garage

Double garage with off road and allocated parking set to the front.

Collingtree Village

The picturesque village of Collingtree lies just three miles south of the well serviced Northampton town centre, with access to neighbouring countryside just a short distance away. The village benefits from a highly regarded primary school, the local village pub, 'The Wooden Walls of Old England', serving food and drink, and Collingtree Golf Course. The pretty High Street is enveloped within a conservation area with the beautiful Church of Saint Columba reputed to date back to the 12th Century and lying in the centre. The village also boasts a playing fields with tennis courts, and nearby Hotel with restaurant and gym facilities.

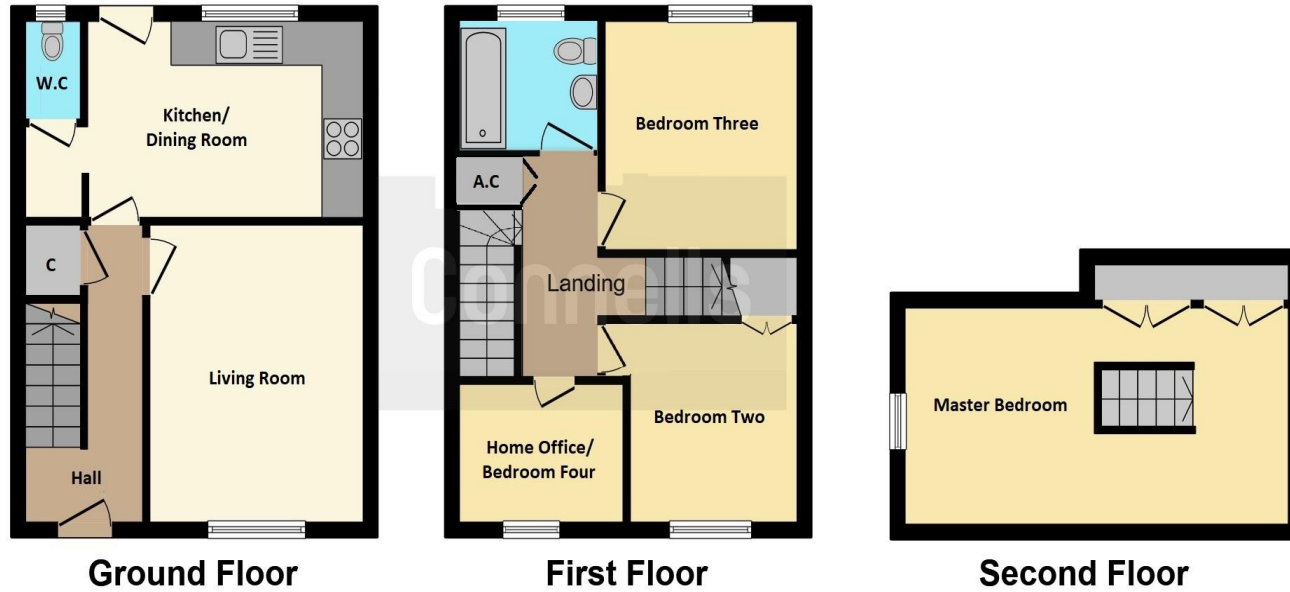
Council Tax Band

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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

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EPC Rating: E

Tenure: Freehold

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