

# WATERING LANE, NORTHAMPTON, NN4

£350,000 | 3 Bed House - Semi-Detached

# BELVOIR!



Belvoir Estate Agents are delighted to present this extended 1930s three-bedroom semi-detached family home, situated in the highly sought-after village of Collingtree.

Ideally positioned for convenient access to the M1, A45 and A508, the property combines character features with spacious, modern living accommodation. Beautifully presented throughout, the home briefly comprises an inviting entrance hall, cloakroom, lounge, separate sitting room with log burner, and an impressive open-plan kitchen/dining/family room, perfect for contemporary living and entertaining. A separate utility room completes the ground floor.

To the first floor are three well-proportioned bedrooms and a family bathroom.

Further benefits include gas radiator central heating, uPVC double glazing, integrated kitchen appliances, and a well-maintained rear garden. To the front, a block-paved driveway provides off-road parking for two vehicles, and the property enjoys an attractive open aspect with views over fields.

The village of Collingtree itself offers a range of well-regarded local amenities, including a public house, primary school, tennis club, and a variety of scenic countryside walks, making it an ideal setting for families and those seeking a village lifestyle.

**COUNCIL TAX BAND: C**

- Three Bedrooms
- 1930's Semi Detached House
- Extended
- Cloakroom
- Utility Room
- Lounge & Sitting Room
- Large Kitchen/Dining/Sitting Room
- Block Paved Driveway
- Well Maintained Rear Garden
- Desirable Village 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>75</b>
(55-68) <b>D</b>		<b>54</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		

