

# Spinney Drive

Collingtree, Northampton

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SALES & LETTINGS



# Spinney Drive

Collingtree
NN4 0NG

Guide Price
£675,000

**An immaculately presented four/five bedroom detached family home, situated in the desirable village of Collingtree, offering extended accommodation over two floors approaching 2,400 square feet and occupying an enviable plot.**

The accommodation comprises entrance porch with a door leading to a spacious reception hall with stairs leading the first floor, floor to ceiling windows and doors to all rooms. There is a cloakroom/WC, a 22' sitting room with feature fireplace, a dining room and a modern fitted kitchen with integrated appliances and half vaulted ceiling. There is also a separate utility room, a study/home office, a snug/fifth bedroom and a stunning family room with vaulted ceiling, Velux windows, a free-standing wood burning stove and patio doors to the rear garden. To the first floor is a wonderful light and airy galleried landing with access to the loft space, an airing cupboard and doors to all rooms. The main bedroom is a generous size and provides fitted wardrobes to two walls, the second bedroom also a good double room also offering fitted wardrobes, bedroom three an ample double bedroom as is bedroom four. To complete the first floor is a four-piece family bathroom with tiled walls, a shower enclosure and full size bath. Outside, the property is set back from the road on a fabulous plot with a large front garden and a driveway for several cars leading to an integral garage and further gated parking area. To the rear is a substantial, mature garden with patio seating area leading to a manicured lawn, deep planted borders, a vegetable growing garden, a timber shed and timber fencing to enclose. (A/2360/L)

- Immaculate four/five bedroom detached family home
- Four reception rooms
- Modern kitchen with integrated appliances
- Four-piece family bathroom
- Substantial mature rear garden
- Driveway and integral garage









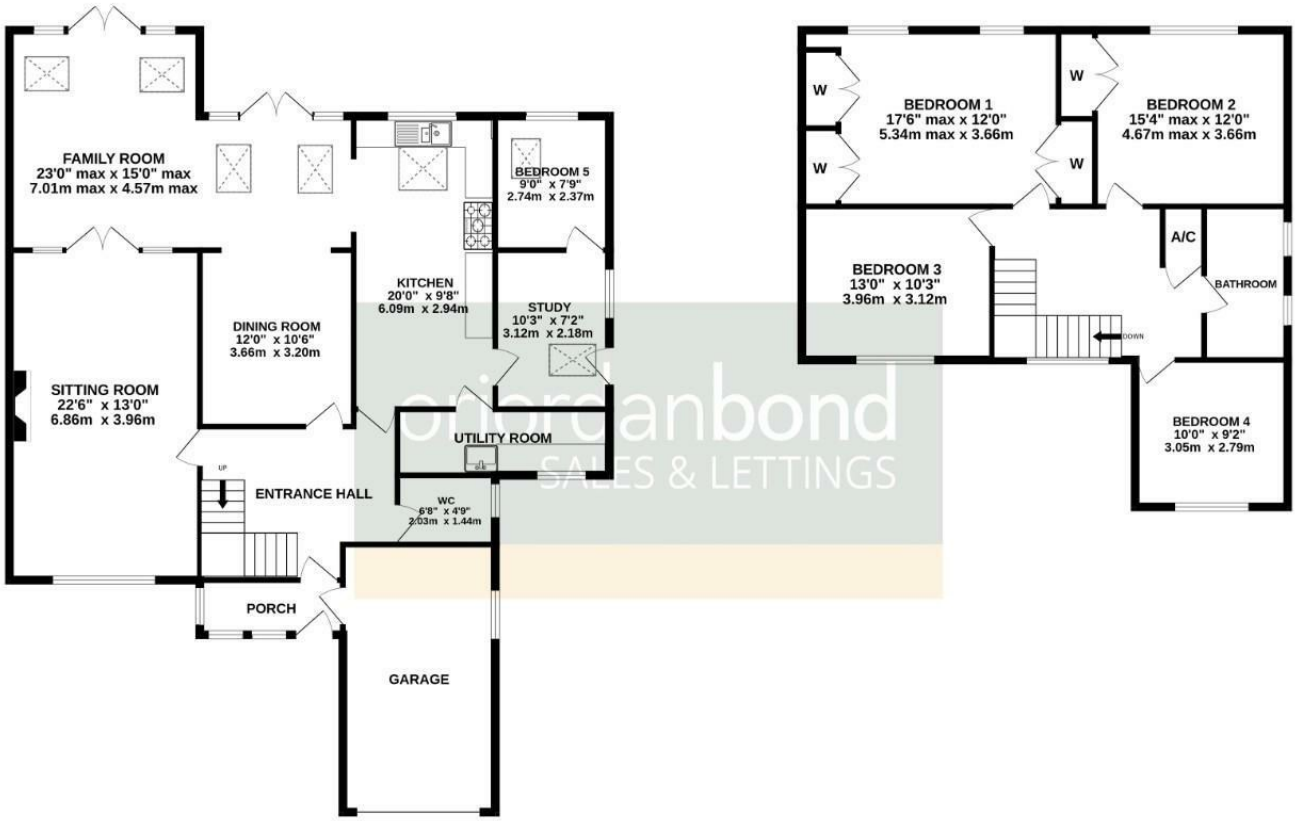






GROUND FLOOR
1510 sq.ft. (140.3 sq.m.) approx.

1ST FLOOR
849 sq.ft. (78.9 sq.m.) approx.




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TOTAL FLOOR AREA : 2360 sq.ft. (219.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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## Additional information

- Council Tax Band: E
- Energy Efficiency Rating: C

## Viewing

Viewing strictly by appointment – details below

## Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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