



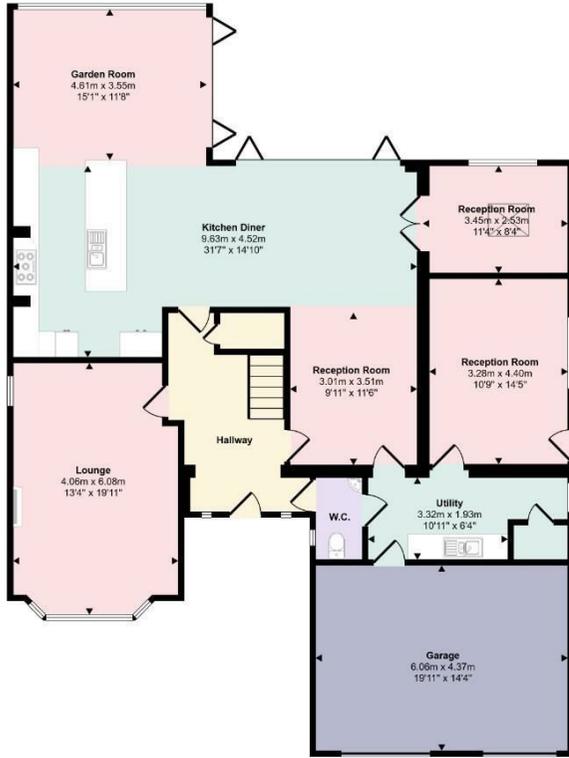
## 32 BELFRY LANE NORTHAMPTON, NN4 0PB

**£1,100,000**  
**FREEHOLD**

Stonhills are pleased to offer this substantial and extended five double bedroom detached family home situated in Collingtree Park, Northampton, with views over the golf course. Offering approximately 3,354 sq ft, the accommodation includes a large open plan kitchen/dining/sitting room with bifold doors, lounge, study, office, utility room and integral double garage currently used as a gym. To the first floor is a main bedroom with ensuite, four further double bedrooms and two Jack and Jill ensuites. The property also benefits from an in and out driveway, landscaped rear garden with bar, solar panels with battery storage and planning submitted for a loft conversion.

 **stonhills**  
LAND & ESTATE AGENTS

Approx Gross Internal Area  
299 sq m / 3219 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with [Mega Grippy 360](#).



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>		
(55-68) <b>D</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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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