



**Belfry Lane**  
Collingtree, Northampton





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## Belfry Lane

Collingtree, Northampton, NN4 0PB

**PROUDLY POSITIONED ON THE PRESTIGIOUS BELFRY LANE WITHIN THE SOUGHT-AFTER COLLINGTREE PARK, THIS BEAUTIFULLY PRESENTED AND SUBSTANTIAL FAMILY RESIDENCE IS OFFERED TO THE MARKET WITH NO ONWARD CHAIN.**

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### GROUND FLOOR

- ENTRANCE HALL
- SHOWER ROOM
- SITTING ROOM
- DINING ROOM
- KITCHEN / BREAKFAST ROOM
- UTILITY ROOM
- CONSERVATORY

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### OUTSIDE

- FRONT GARDEN
- DOUBLE GARAGE
- REAR GARDEN

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### FIRST FLOOR

- LANDING
- BEDROOM ONE (EN-SUITE)
- BEDROOM TWO
- BEDROOM THREE
- JACK & JILL EN-SUITE
- BEDROOM FOUR (EN-SUITE WC)
- BATHROOM
- SNOOKER ROOM / BEDROOM FIVE

**£950,000 Freehold**





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## THE PROPERTY

Boasting an enviable plot of approximately 0.35 acres, the property offers excellent scope for further development (subject to planning permission), making it a rare and exciting opportunity.

The home features generous living spaces, and in brief comprises, entrance hall, WC/shower room, sitting room, dining room, kitchen, utility room, breakfast room and conservatory.

First floor landing, bedroom one with en-suite, bedrooms two and three with Jack and Jill bathroom, bedroom four with en-suite/WC and snooker room/bedroom five.



Outside to the front is a lawned area with block paved driveway that leads toward a double garage. The rear garden opens onto a tranquil brook and the scenic Collingtree Golf Course.

This exceptional home combines a prime location, generous accommodation, and picturesque surroundings.

EPC Rating D. Council Tax Band G.



## LOCATION

Collingtree is approximately 3 miles from Northampton town centre and less than a mile from the A45 Northampton ring road and M1 J15. The proximity to main roads, which 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. Designated as a conservation area in 1978, the centre of Collingtree village has within it a primary school, church and public house whilst a Hilton Hotel offering accommodation, conferencing, banqueting and sporting facilities sits on the outskirts. 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.



## IMPORTANT NOTICE

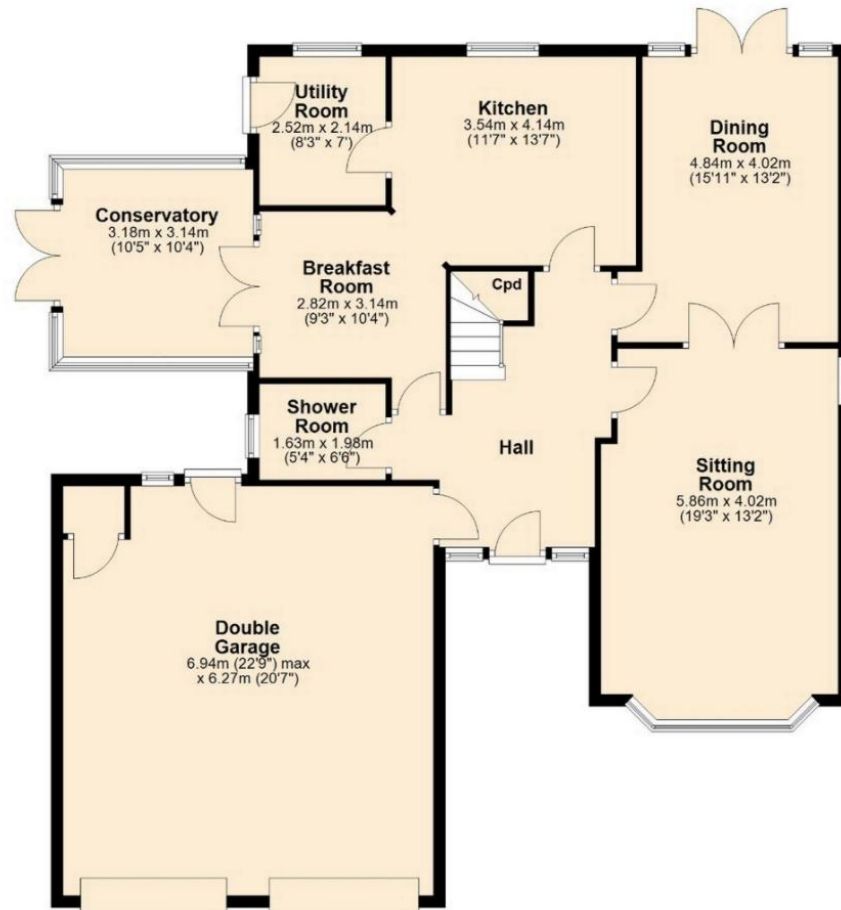
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# FLOORPLAN

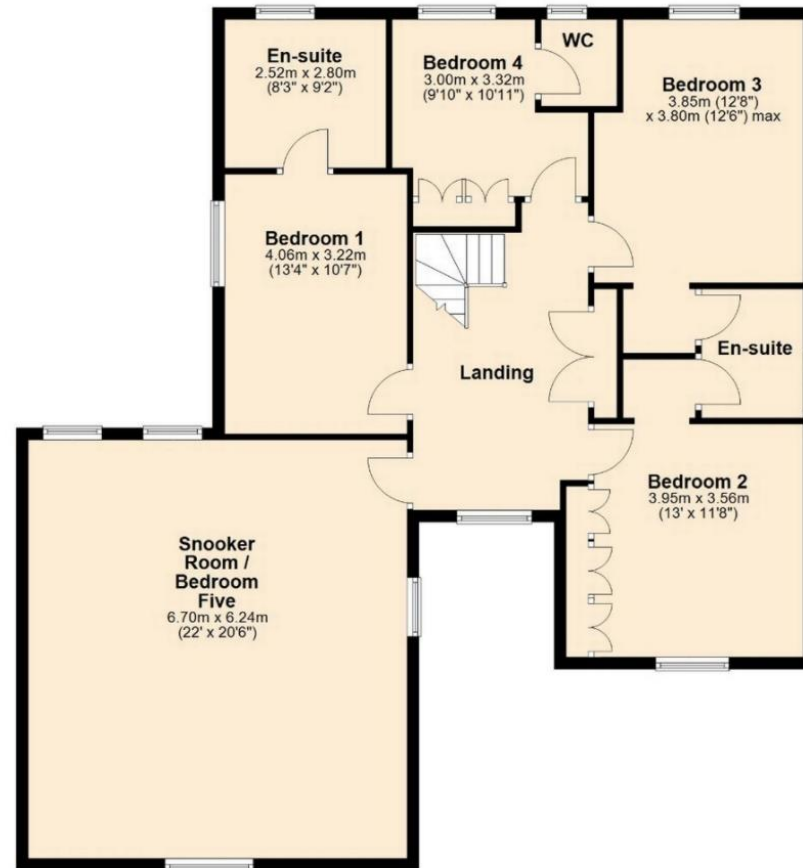
## Ground Floor

Approx. 142.9 sq. metres (1538.0 sq. feet)



## First Floor

Approx. 129.9 sq. metres (1398.0 sq. feet)



Total area: approx. 272.8 sq. metres (2936.0 sq. feet)



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