



# Ash Lane

Collingtree, Northampton

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SALES & LETTINGS





## Ash Lane

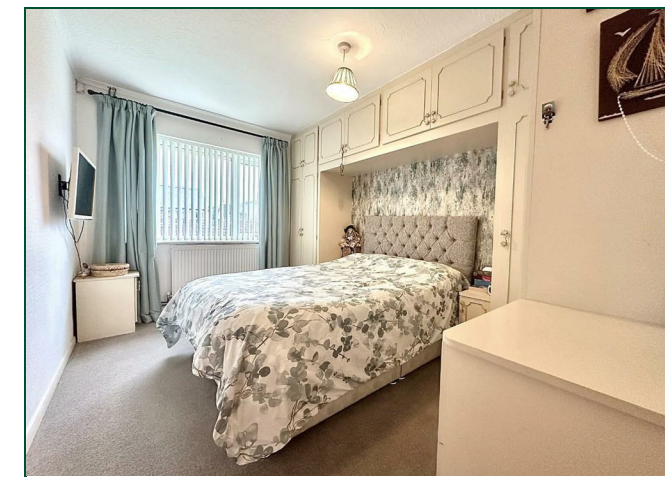
Collingtree  
NN4 0ND

Guide Price  
£450,000

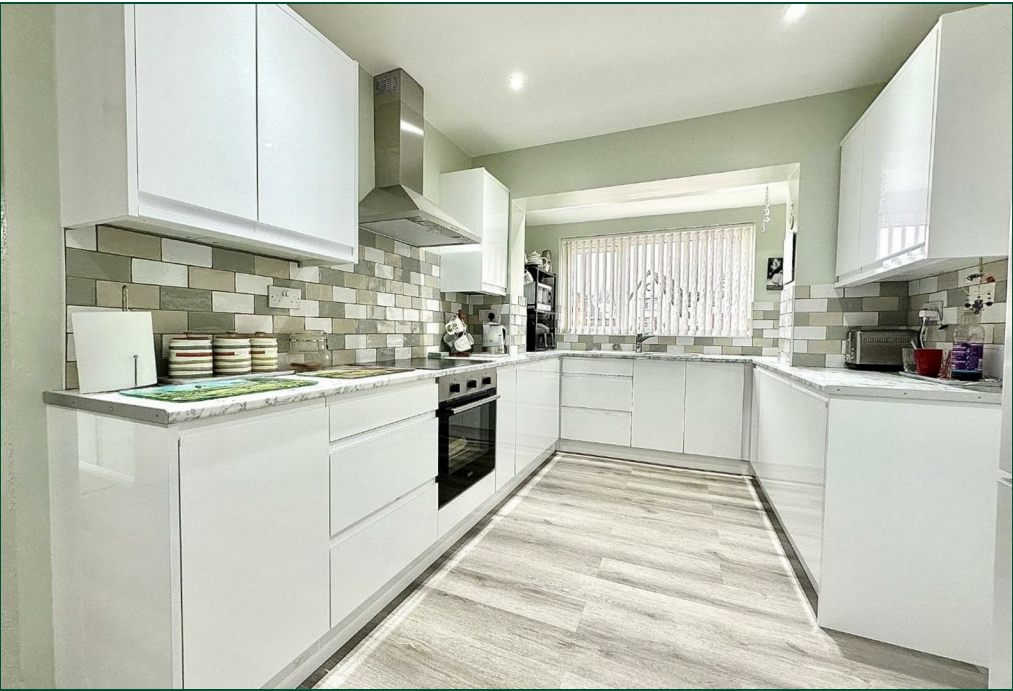
**Offered to the market with no onward chain is this fabulous three bedroom detached bungalow, situated in the highly desirable village of Collingtree. This property has been modernised by the current owner and offers versatile accommodation of over 1,100 square feet.**

Entrance porch with a further re-fitted double glazed door to a spacious entrance hall where you will find access to the loft space, a re-fitted cloakroom/WC with space to add a shower enclosure and doors leading to all rooms. There is a good size sitting/dining room with feature fireplace and triple windows overlooking the rear garden, a separate dining room/sunroom adjacent, a stunning re-fitted kitchen/breakfast room with integrated appliances and a lobby with a door to the side access and a courtesy door to the rear of the garage. From the entrance hall is an inner hall which offers access to three double bedrooms, all with fitted wardrobes, and a re-fitted shower room. The front of the bungalow is accessed via a large, mainly gravelled driveway for several cars leading to an attached garage with a re-fitted electric roller door. The rear garden is a lovely size and has been landscaped to offer a paved patio seating area leading to a manicured lawn with timber shed and timber fencing to enclose. Further benefits include recently refitted double glazed windows and doors and a refitted gas radiator heating system. (A/1293/L)

- Substantial three bedroom detached bungalow
- Sitting/dining room with sunroom adjacent
- Re-fitted kitchen and shower room
- Landscaped rear garden
- Ample off road parking and garage with electric door
- No onward chain

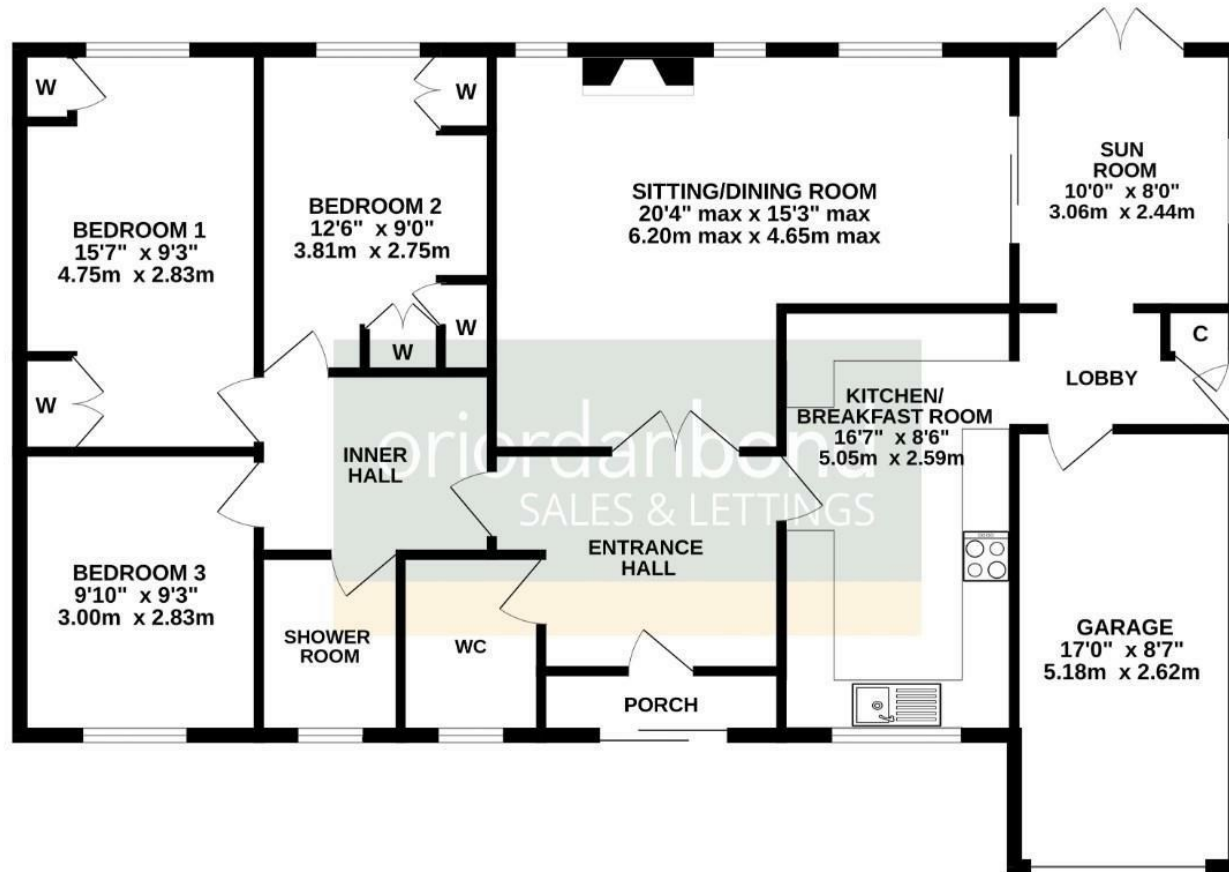








GROUND FLOOR  
1293 sq.ft. (120.1 sq.m.) approx.



TOTAL FLOOR AREA : 1293 sq.ft. (120.1 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: D

#### 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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