

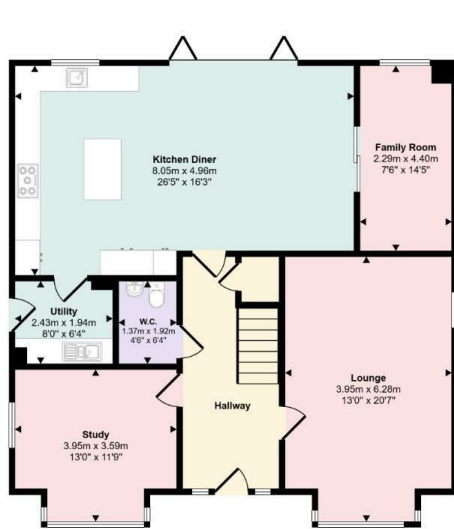


137 WATERMILL WAY NORTHAMPTON, NN4 0BF

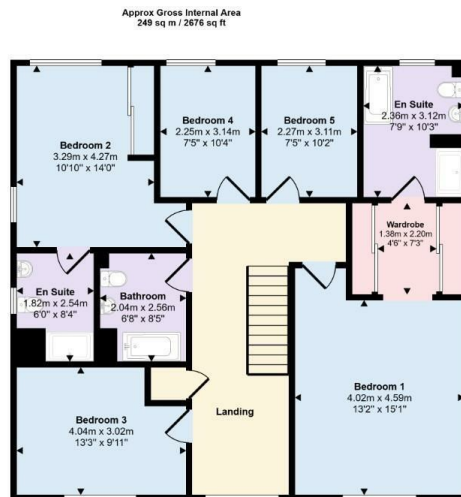
£899,995
FREEHOLD

Stonhills are pleased to offer this substantial six bedroom, four bathroom detached family home overlooking Collingtree Golf Course. Finished to a high specification and extending to approximately 2,797 sq ft, the property offers versatile living including an open plan kitchen/family room, annexe above the garage and double garage with parking. Available with a full value part exchange package and additional incentives.

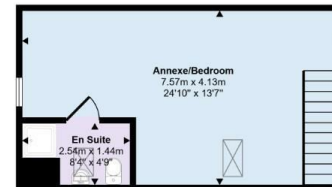
 **stonhills**
LAND & ESTATE AGENTS



Ground Floor
Approx 110 sq m / 1179 sq ft



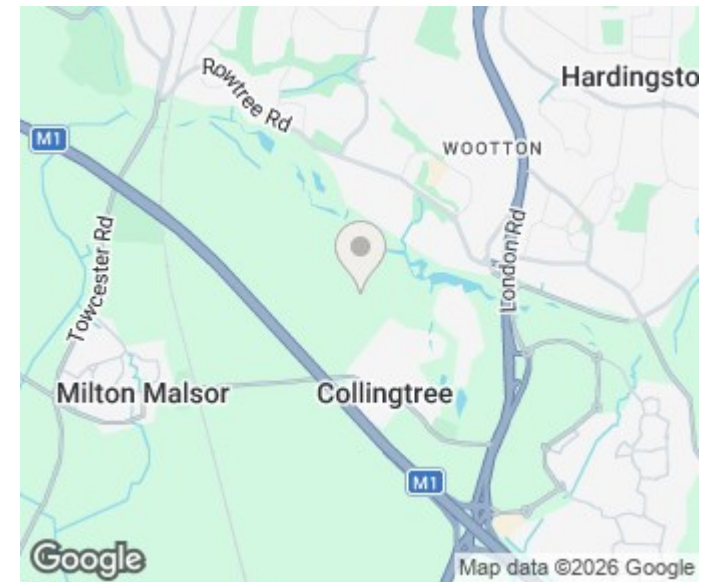
First Floor
Approx 108 sq m / 1160 sq ft



Annex First Floor
Approx 31 sq m / 336 sq ft

Approx Gross Internal Area
249 sq m / 2676 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 Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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

Northampton Office Sales
39 St Giles Street
Northampton
Northamptonshire
NN1 1JF

01604 624424
lewis@stonhills.co.uk
<https://www.stonhills.co.uk/>

