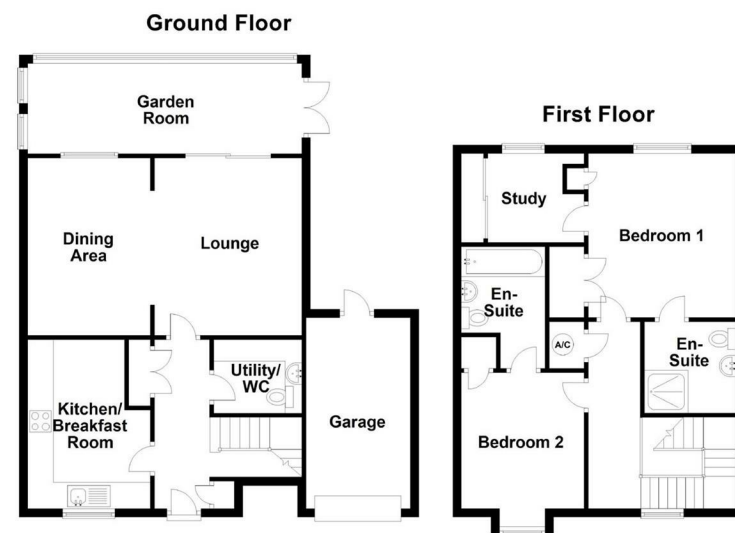


# 152 Windingbook Lane, Collingtree Park, Northampton, NN4 0XF

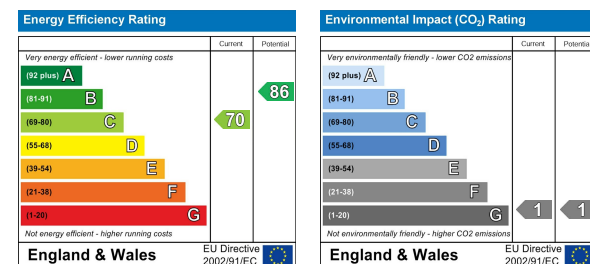


For illustration purposes only - not to scale

## Asking Price £425,000 Freehold

A fantastic opportunity to purchase a two bedroom link detached house situated on a secluded development for over 55's. The property is well located at the end of a quiet cul-de-sac with fantastic views over Collingtree Golf Course. The property comes to market for the first time in twenty two years offering accommodation comprising entrance hall, kitchen/breakfast room, lounge/dining room, conservatory and WC. To the first floor there are two double bedrooms with two ensuites, the main bedroom has a further study/dressing room. The property enjoys stunning views over Collingtree Golf Course with off road parking to the front and access to a single garage.

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## ACCOMMODATION

### ENTRANCE HALL

12'11" x 3'10"

Entered via a part glazed Upvc front door there are stairs rising to the first floor, a double and single cloaks cupboard and doors leading to:-

### WC/CLOAKROOM

6'09" x 5'08"

A suite comprising WC, hand wash basin with vanity below, a half tiled wall and cloaks area.

### KITCHEN/BREAKFAST

12'11" x 9'05"

Fitted with a range of floor and wall mounted cabinets with space for a fridge/freezer, integrated dishwasher, oven, four ring gas hob over and extractor above. There is a three casement window to the front elevation with tiled splashbacks and an integrated stainless steel sink and drainer.

### LOUNGE

13'07" x 11'03"

Fitted with carpet there are TV and telephone points connected with sliding doors to the conservatory. The room is open plan to:-

### DINING AREA

13'07" x 8'03"

A three casement window overlooks the:-

### CONSERVATORY

21'00" x 6'11"

Benefitting from stunning views over the rear garden and golf course, there are various Upvc windows to the rear elevation and a door to the side elevation.

## FIRST FLOOR

### LANDING

Natural light through a window to the front elevation, there is a linen cupboard and doors leading to:-

### BEDROOM ONE

12'07" x 11'06"

A three casement window overlooks the golf course, the room has space for a king sized bed with a door to:-

### ENSUITE

7'00" x 7'00"

A suite comprising shower, WC, hand wash basin with tiled walls and radiator.

### STUDY/DRESSING ROOM

8'08" x 6'10"

Currently used as a study and windows to the rear elevation.

### BEDROOM TWO

10'05" x 9'05"

Space for king sized bed, there is a three casement window to the front elevation with built-in wardrobe and door to:-

### ENSUITE

9'04" x 6'05"

A suite comprising bath with shower over, WC, hand wash basin with tiled walls.

### OUTSIDE

The property benefits from a quiet cul-de-sac location in the heart of Collingtree Golf Course.

### GARDEN

Benefitting from a sunny west facing aspect, the rear garden is laid lawn with mature shrubs to the side and a paved patio leading to the garage.

### FRONT

Off road parking for multiple vehicles, there is artificial grass to the side and a paved driveway leading to:-

### GARAGE

A single garage with storage to the eaves, electricity connected and an up and over door to the front.

### AGENT'S NOTE

The property is part of a development designed for over 55s living only.

### EPC

### HOW TO GET THERE

From Northampton town centre proceed in a southerly direction along the A508 proceeding towards the A45. At the roundabout take the fourth exit onto the A45 travelling south towards Wootton. Take the second exit signposted to Wootton and Hunsbury and at the traffic lights proceed straight over. At the roundabout take the third exit signposted towards Hunsbury. At the first mini roundabout turn first left and at the next mini roundabout take the first left again signposted to Collingtree Golf Course. Proceed along this road to the end and the property can be found on the right hand side with a For Sale board erected.

### SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through radiators from a gas fired boiler which also provides the domestic hot water. There are TV and telephone connections, continuation of which are subject to the usual supplier regulations. (None of these services has been tested).

### COUNCIL TAX

Northampton Borough Council - Band E  
AWA Water Charge -

### DOI NG111021/9208