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GREENER **Country** HOUSES & COTTAGES



ESTATE AGENTS



Pickering Cottage, Watering Lane, Collingtree, Northampton, Northamptonshire, NN4 0NJ

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A fabulous 19th Century limestone semi detached cottage situated in the desirable village of Collingtree boasting generous extended accommodation over three floors which extends to approximately 2,200 square feet comprising; Entrance hall with stairs to the first floor, a cosy lounge with space for a wood burner, stunning kitchen/dining/family room with seating area, wood burner, fitted kitchen boasting granite work surfaces, integrated appliances and bi folding doors to the rear garden. There is a separate utility room, space for a cloakroom and a study/home office. To the first floor are three double bedrooms with en-suite facilities and a separate four piece family bathroom and to the second floor you will find a lovely main bedroom with dressing area and further en-suite. To the front of the property is a block paved driveway for three cars and a wall mounted electric charger leading to an integral larger than average garage. To the rear is a spacious and wonderfully landscaped, private garden with patio seating area leading to a well maintained lawn and further patio area enclosed by brick walling, timber fencing and gated side access. Other benefits are double glazing, gas radiator heating and five zone under floor heating system.

Price **£575,000 Freehold**

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

12'0 x 8'0

Enter via a traditional oak door with tiled flooring, stairs rising to the first floor with oak balustrade and doors leading to:-

LOUNGE

13'0 x 11'10

Offering space for living furniture, feature fireplace with space for a wood burner and double glazed window to the front elevation.

KITCHEN/DINER/FAMILY ROOM

22'2 x 20'2 max

A fantastic versatile room offering space for a second living area with feature fireplace and inset wood burner, a vast range of fitted base and wall mounted units with granite work surfaces over and granite upstands, a range of integrated appliances to include a Rangemaster range oven with extractor hood over, dishwasher, Rangemaster American style fridge/freezer and Rangemaster wine cooler. There is space for a dining suite, tiled flooring, double glazed window and bifolding doors lead to the rear garden and a vaulted ceiling with three Velux windows to the rear elevation allowing plenty of natural light.



STUDY

10'6 x 3'7

Offering space for a desk with a window to the rear elevation.



UTILITY ROOM

9'10 x 6'8

Fitted with matching base units, granite work surfaces over and upstands, inset ceramic sink, integrated washing machine, tiled flooring, double glazed window to the rear elevation and a door allowing access to the rear garden.

CLOAKROOM

6'8 x 3'0

Suite comprising of WC, wash hand basin, tiled flooring, tiled splashbacks and a double glazed window to the side elevation.

FIRST FLOOR

LANDING

15'9 x 7'1

With stairs rising to the second floor, a double glazed window to the front elevation and doors leading to:-

BEDROOM TWO

16'1 max x 13'4

A generous double bedroom with ample space for furniture, exposed oak beams, a fitted cupboard, double glazed window to the front elevation and a door leading to:-



ENSUITE

7'2 x 7'2

Suite comprising Quadrant shower enclosure, wash hand basin, WC, tiled splashbacks, heated towel rail and a double glazed window to the rear elevation.



BEDROOM THREE

14'1 max x 12'0

Offering ample space for a double bed and furniture, fitted cupboard and a double glazed window to the front elevation.



BEDROOM FOUR

13'5 max x 9'10

Offering space for a double bed and furniture, fitted wardrobes and a double glazed window to the rear elevation.

FAMILY BATHROOM

7'0 x 6'0

A four piece suite comprising of panelled bath, Quadrant shower enclosure, WC, wash hand basin with tiled splashbacks and a double glazed window to the rear elevation.

SECOND FLOOR

LANDING

With doors leading to:-

STORAGE AREA

13'4 x 7'3

Housing the heating boiler and hot water cylinder.

BEDROOM ONE

16'1 plus eaves storage x 9'10

Offering space for a double bed and furniture, fitted storage cupboards and dual aspect double glazed windows to the front and rear elevations.



DRESSING AREA

9'7 x 5'1

With fitted wardrobes and a double glazed window to the rear elevation.

ENSUITE

6'4 x 6'1

Suite comprising a Quadrant shower enclosure, WC, wash hand basin with tiled splashbacks and a double glazed window to the front elevation.



OUTSIDE

FRONT GARDEN

A block paved driveway for three cars, wall mounted electric car charging point, an external electric socket and access to the garage.

GARAGE

20'9 x 13'7

Electric door, power and lighting connected. A courtesy door leading into the utility room.

REAR GARDEN

A beautifully landscaped rear garden with a large paved patio seating area ideal for entertaining leading to the well kept lawn with planted borders leading to a second paved patio area. Four external electrical socket points, fitted water tap, exterior fitted lights, timber shed and enclosed by brick walling and timber fencing with gated side pedestrian access.



SERVICES

Mains drainage, gas, water and electricity are connected.

COUNCIL TAX

West Northamptonshire Council - Band E

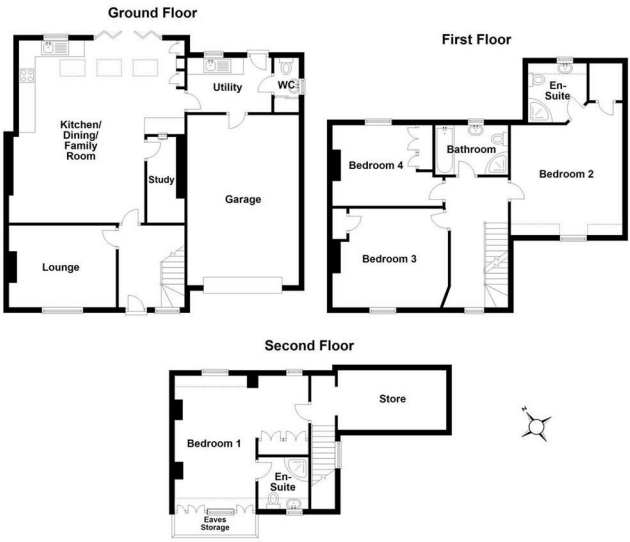
LOCAL AMENITIES

Within nearby East Hunsbury there is a Mini Market, hairdressers, florists, Newsagents and Dry Cleaners and the Tesco Superstore and Danes Camp Leisure Centre are situated adjacent to the Mereway junction with Towcester Road. The M1 Motorway junction 15 is approximately one mile distant and the Collingtree Park Golf Course and the Virgin Active Leisure Complex and Restaurant are nearby.

HOW TO GET THERE

From Northampton town centre take the A45 London Road towards junction 15 of the M1. At the roundabout of the motorway come back on yourself passing the Hilton Hotel on the left and at the traffic lights take the first turning left signposted to Collingtree. Proceed along Watering Lane and the property can be found just after Toms Close on the right hand side.

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Not to scale. For illustrative purposes only