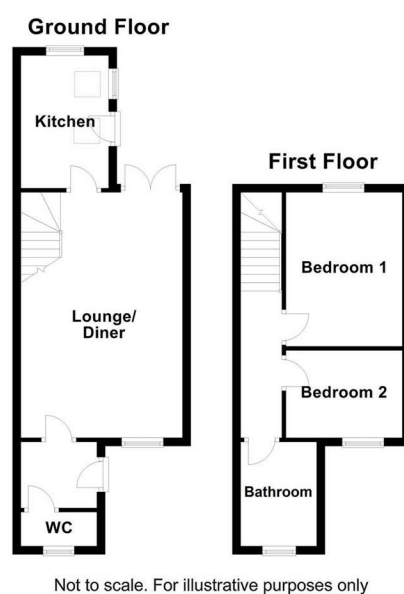




77 High Street, Collingtree, Northampton, NN4 0NE

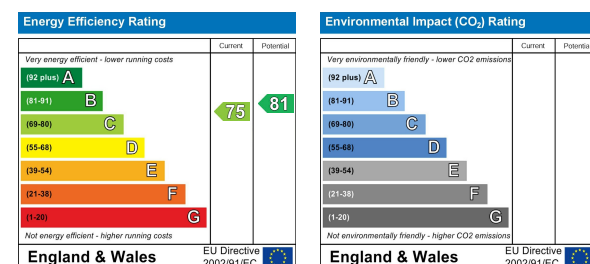


**Asking Price £230,000 Freehold**

A beautifully presented modern two-bedroom end of terrace home, built from stone and brick and located in the heart of the highly sought-after village of Collingtree. The property has been updated by the present owner to include stylish refitting of the kitchen together with both family bathroom and cloakroom. The well-proportioned accommodation also includes a spacious lounge/diner with French doors leading to the garden.

Externally, the home enjoys a private garden, off-road parking for two vehicles, and a metal store. Additional benefits include a recently replaced boiler providing gas radiator central heating and replacement double glazing to the rear elevations

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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Entered via a partially glazed timber front door. There is feature wood effect flooring, a cloak area, and access to the cloakroom/WC.

#### CLOAKROOM

Refitted suite with a WC and wash hand basin, tiled flooring and splashbacks, and a window to the front elevation.

#### LOUNGE/DINING ROOM

19'3 x 12'8

A spacious and light-filled room with a window to the front elevation and French doors opening onto the rear garden. Features wood effect flooring throughout, TV and telephone points, stairs to the first floor and fitted shelving with concealed sliding access to understairs storage



#### KITCHEN

10'5 x 6'11

Recently refitted with a high gloss contemporary range of wall and floor cabinets. There are laminate work surfaces incorporating a stainless steel sink, a four-ring gas hob with extractor over, and built-in double oven and wine fridge. There is tiled flooring and splashbacks, windows to both rear and side elevations, and a door leading out to the garden. Space is provided for a fridge/freezer and plumbing for both a washing machine and slimline dishwasher.



### FIRST FLOOR

#### LANDING

With doors to all first floor rooms and access to the loft.

#### BEDROOM ONE

12'1 x 9'2

A bright, room with space for a double bed and window overlooking the rear garden.



#### BEDROOM TWO

9'2 x 6'9

With window to the front elevation



#### FAMILY BATHROOM

8'2 x 6'0

The bathroom is fully tiled and refitted in a stylish suite comprising, Inset W.C, and wash basin with fitted cupboards under. There is a vanity unit with mirror and panel bath with shower and screen.



#### OUTSIDE

To the side of the property is off road parking for two vehicles and beyond this is a metal store. A communal path leads down the side to a gate.

#### REAR GARDEN

Behind the house is a patio which in turn leads to the remainder of the garden which is laid to lawn. The garden is enclosed by timber fencing and there is a gate leading to the parking area.



### SERVICES

Main drainage, gas, water and electricity are connected. Heating is provided via a recently replaced gas fired central heating boiler (None of these have been tested).

### COUNCIL TAX

Council Tax Band - B

### LOCAL AMENITIES

Within the village there is the Wooden Walls Public House, the Church and a tennis/cricket club. On the outskirts of the village are the Collingtree Park Golf Course and Restaurant and the Hilton Hotel and Restaurant which also has a fitness club. There is a grant maintained Church of England Primary School. (References to schools should not be taken to mean that the property concerned is within the school catchment nor that the schools mentioned have places available).

DOI/AK11062025/0089

### HOW TO GET THERE

From Northampton town centre proceed in a southerly direction along the A508. On approaching the roundabout take the third exit onto the A45 and proceed in a southerly direction towards the M1 motorway. Proceed over the motorway and proceed back on the A45 towards Northampton taking the first exit on the left hand side at The Hilton Hotel. Continue along Watering Lane into Collingtree village and take the first exit on the left onto the High Street. Proceed to the end where the property can be found on the left hand side.

For further information on viewing call 01604 230222