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GREENER **Country** HOUSES & COTTAGES



ESTATE AGENTS



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12 Glebe Farm Close, Collingtree, Northampton, Northamptonshire, NN4 0NR

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A fantastic opportunity to purchase a four bedroom detached family home situated in the popular southern village of Collingtree in Northamptonshire. The property presents an ideal family home with the opportunity to house separate living above the garage. The accommodation extends to approximately 1,850 square feet comprising entrance hall, lounge, dining room, study, kitchen/breakfast room, utility room and WC, to the first floor there are four double bedrooms and two bathrooms. The property has undergone significant improvements with a contemporary kitchen and re-fitted bathrooms. The current owners have also extended the garden and have the added benefit of off road parking for two vehicles with access to a double garage with a studio above.

Price £599,995 Freehold

ACCOMMODATION

ENTRANCE HALL

13'01" x 7'06"

Entered via a composite glazed front door there are stairs rising to the first floor with doors leading through to:-

KITCHEN/BREAKFAST ROOM

18'09" x 12'09"

Completely re-fitted with a range of floor and wall mounted cabinets, granite worktops and upstands, centre island with storage below, integrated dishwasher, fridge/freezer, oven and microwave, 5x gas hob with extractor above and stainless steel sink with windows to the side and rear elevations. There is a door to:-



UTILITY ROOM

7'10" x 5'0"

Low level storage cabinets with plumbing for a washing machine and tumble dryer, gas fitted Glow-Worm boiler with a door to the side elevation.

DINING ROOM

9'08" x 11'0"

Three casement window to the front elevation with carpet fitted.



LOUNGE

22'01" x 11'10"

Integral fireplace with windows to the front elevation and double doors leading to the rear garden. There is carpet fitted with TV and telephone points connected.



STUDY

8'05" x 6'01"

With a window to the rear elevation, carpet fitted and telephone point connected.

WC

5'06" x 3'05"

Suite comprising of WC, wash hand basin and tiled splashbacks.

FIRST FLOOR

LANDING

Airing cupboard containing the hot water cylinder and further doors leading to:-

BEDROOM ONE

12'08" x 10'02"

Three fitted wardrobes with space for a king size bed, carpet fitted and a window to the front elevation. Door to:-



EN SUITE

6'05" x 6'04"

Completely re-fitted with floor to ceiling tiles, shower cubicle, WC, wash hand basin and a window to the front elevation.



BEDROOM TWO

12'06" x 12'01"

Window to the front elevation, space for a double bed, three wardrobes and carpet fitted.



BEDROOM THREE

12'01" x 9'03"

Window overlooking the rear garden with carpet fitted and space for a double bed.



BEDROOM FOUR

8'11" x 9'04"

Window to the rear elevation, double wardrobes fitted and space for a double bed.



FAMILY BATHROOM

7'11" x 5'11"

A re-fitted suite comprising of double shower, WC, wash hand basin, fully tiled from floor to ceiling with a window to the rear elevation.



OUTSIDE

REAR GARDEN

Approximately 80 ft in length and mainly laid to lawn enjoying a sunny aspect with a porcelain paved patio area along the width of the property with railway sleeper retaining wall and raised shrub tree borders. Enclosed by fencing with side access leading to the front.



FRONT

Off road parking for two vehicles and double doors to leading a double garage.

DOUBLE GARAGE

21'04" x 16'06"

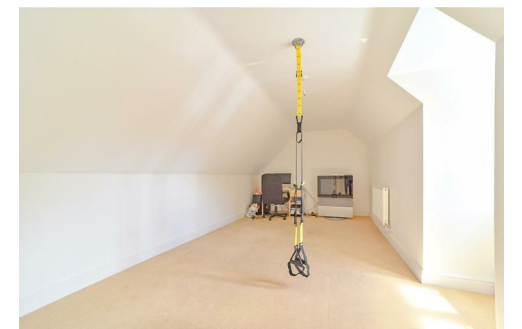
Double doors with electricity connected and a pedestrian door leading to:-



STUDIO

17'10" x 10'02"

Dormer windows to the front elevation, carpet fitted throughout, electricity connected and a door leading to:-



WC

5'06" x 3'02"

Suite comprising WC and wash hand basin.

SERVICES

Main drainage, gas, water and electricity are connected. (None of these have been tested).

COUNCIL TAX

Northampton Borough Council - Band G

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 (including swimming pool). 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).

Approximate Gross Internal Area
 Ground Floor = 74.2 sq m / 799 sq ft
 First Floor = 65.5 sq m / 705 sq ft
 Garage Ground Floor = 35.1 sq m / 378 sq ft
 Garage First Floor = 23.7 sq m / 255 sq ft
 Total = 198.5 sq m / 2,137 sq ft

