

www.richardgreener.co.uk

9 Westleigh Office Park, Northampton, NN3 6BW
T: 01604 230222 F: 01604 232627

GREENER **Country** HOUSES & COTTAGES



ESTATE AGENTS



GREENER **Country** HOUSES & COTTAGES



19 Spinney Drive, Collingtree, Northampton, Northamptonshire, NN4 0NG

19 Spinney Drive, Collingtree, Northampton, Northamptonshire, NN4 0NG

An excellent opportunity to acquire a four-bedroom detached family home in the highly sought-after village of Collingtree, situated on the outskirts of Northampton. Coming to the market for the first time in 34 years, this property presents significant potential for redevelopment, as many neighbouring homes have undergone extensive improvements, enhancing both their internal layouts and external appeal. The property offers approximately 2,000 sq. ft. of accommodation, comprising an entrance porch, hallway, lounge, dining room, kitchen/breakfast room, utility room, two ground-floor bedrooms, and a bathroom. The first floor features two additional bedrooms and a shower room. Occupying a generous plot, the property benefits from off-road parking to the front, access to a single garage, and ample space to the side for potential extension. The well-proportioned rear garden further enhances its appeal. This property is offered to the market with no upper chain, providing a rare and exciting opportunity for buyers seeking a home with excellent potential in a desirable location.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

8'00 x 6'07

Approached via a part glazed uPVC front door there is a timber door to:-

HALLWAY

24'07 x 7'08

With stairs rising to the first floor where there is a Velux window, there are doors leading to:-



LOUNGE

18'04 x 12'02

uPVC sliding patio doors to the rear garden, the room is carpeted with TV points connected and an electric fire with surround. A door leads to:-



DINING ROOM

15'04 x 12'07

With a window to the rear elevation and sliding patio door to the side there is carpet fitted and door to:-



CLOAK AREA

7'11 x 3'04

Approached via the entrance hall there is a door to the garage.

KITCHEN/BREAKFAST

19'11 x 10'01

An open-plan room with access to storage cupboards, one containing a Johnson and Starley Hot air gas boiler. There is a range of floor and wall-mounted cabinets with various worktops and tiled splashback. There is an integrated oven and microwave, stainless steel sink and drainer overlooking a window to the side elevation, an electric hob with extractor above and space for a fridge freezer and dishwasher.



BREAKFAST AREA

Continued floor and wall-mounted storage with a window to the rear elevation and double doors back to the lounge.



UTILITY

18'07 x 4'05

Access from the kitchen there are uPVC doors to the front and rear elevations with low-level storage.

BEDROOM THREE

12'06 x 11'11

With a window to the front elevation, there is space for a double bed.



BEDROOM FOUR

10'02 x 8'11

With a window to the front elevation, there is space for a double bed.

BATHROOM

8'06 x 7'00

Suite comprising bath, WC and hand wash basin with a window to the side elevation.

FIRST FLOOR

BEDROOM ONE

15'01 x 13'10

A three-casement window to the rear elevation with access to a wardrobe and eaves storage and space for a king-sized bed.



BEDROOM TWO

12'07 x 13'10

A window over looking the front elevation there is access to eaves storage and space for a double bed.



SHOWER ROOM

7'09 x 6'00

A refitted suite comprising a double shower, WC and hand wash basin with a window to the side elevation.



OUTSIDE



REAR GARDEN

Mainly laid to grass and slate chippings there is a well proportioned rear garden with access to:-

SINGLE GARAGE

18'00 x 10'02

With a window to the rear elevation, there is an up-and-over door to the front.

FRONT

There is off-road parking for multiple vehicles and a lawn laid to grass.

SERVICES

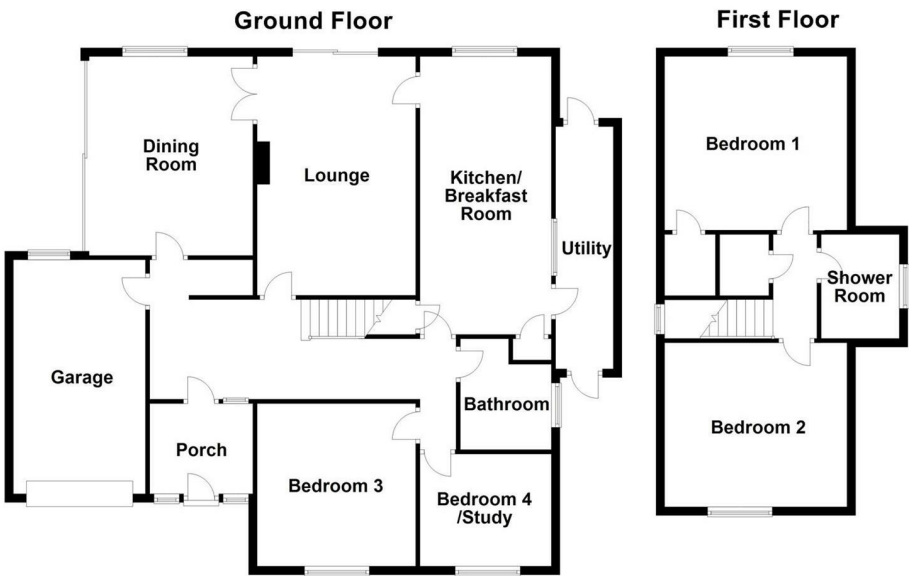
Mains gas, water and electricity are connected.

HOW TO GET THERE

From Northampton town centre take the A45 /London Road towards junction 15 of the M1 and at the roundabout of the motorway come back towards Northampton passing the Hilton Hotel on the left and take the first turn on the left signposted to Collingtree. Proceed along Watering Lane and take the third turning on the right into the High Street. Proceed along the High Street and take your second left onto Spinney Drive where the property can be found halfway along on the left-hand side.

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).



Not to scale. For illustrative purposes only