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Ash Lane, Collingtree, NN4 0ND

£500,000 - Guide Price Bungalow

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over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

MUCH IMPROVED DETACHED BUNGALOW. A deceptively spacious, detached, bungalow nicely situated in a small close amongst properties of a similar calibre in the ever-popular village of Collingtree.

Features & Utilities

- ✓ Mature Detached Bungalow
- ✓ Cul-de-Sac Position
- ✓ Three Double Bedrooms
- ✓ Modernised Interior
- ✓ Double Glazing & Gas Central Heating
- ✓ Garage & Extensive Parking
- ✓ Landscaped Garden
- ✓ Internal Viewing Recommended

Property Overview

MUCH IMPROVED DETACHED BUNGALOW. A deceptively spacious, detached, bungalow nicely situated in a small close amongst properties of a similar calibre in the ever-popular village of Collingtree and further benefits from having undergone a tasteful, modernisation programme to include replacement central heating system, double glazing, facias and soffits and the re-fitting of the kitchen and bathrooms. The accommodation offers a storm porch, welcoming reception hallway, kitchen/breakfast room, cloaks/WC, 'L shaped' lounge/diner with patio doors to a sunroom which in turn has French doors to the garden. The inner hallway serves the bedroom wing of three double bedrooms and a shower room. Outside are generous landscaped gardens to front and rear with an extensive amount of parking leading to a single garage with electric roller door. VIEWING RECOMMENDED. EPC Rating: D. Council Tax Band: E.

ENTRANCE PORCH

uPVC double glazed sliding doors. Tiled floor.

RECEPTION HALL

Composite double glazed entrance door. Radiator. Continuation of tiled floor.

CLOAKROOM/WC 1.99m x 1.65m (6'6" x 5'5")

Obscure double glazed half length window to front elevation. Corner wash hand basin in vanity unit. Low level WC. Tiled walls. Vinyl flooring.

KITCHEN 4.98m x 2.54m (16'4" x 8'4")

Double glazed window to front elevation. Refitted wall mounted and base units in white with worktops over. Stainless steel sink unit with mixer tap and tiled splashback. Built in electric hob, oven and extractor hood. Metro style tiling. Space for upright fridge freezer. Breakfast bar.

UTILITY HALL

Obscure double glazed door to side elevation. Door to garage. Radiator. Full height storage cupboards. Continuation of vinyl flooring.

LOUNGE/DINING ROOM 4.66m x 6.15m (15'3" x 20'2")

Three double glazed windows to rear elevation. Two radiators. Stone fireplace and raised tiled hearth. Double glazed doors to:

SUN ROOM 2.92m x 2.21m (9'7" x 7'3")

Double glazed French doors to garden area. Double glazed window to side elevation. Radiator. Tiled floor. Space for breakfast table and chairs.

INNER HALL

Access to loft space.

BEDROOM ONE 4.66m x 2.75m (15'3" x 9')

Double glazed window to rear elevation. Radiator. Fitted wardrobes and cupboards over bed space and dresser.

BEDROOM TWO 3.28m x 2.65m (10'9" x 8'8")

Double glazed window to front elevation. Radiator. Fitted wardrobes and cupboards over bed space and drawers.

BEDROOM THREE 2.90m x 2.77m (9'6" x 9'1")

Double glazed window to rear elevation. Radiator. Fitted wardrobe and drawers.

SHOWER ROOM 2.07m x 1.68m (6'9" x 5'6")

Half length obscure double glazed window to front elevation. Radiator. Refitted tiled shower cubicle. Wash hand basin in vanity unit. Tiled floor and walls.

OUTSIDE

FRONT

Laid to gravel providing extensive off road parking. Flower beds and borders. Side gate to rear garden. Indian sandstone paving which continues around to the side to the rear patio.

GARAGE 4.93m x 2.60m (16'2" x 8'6")

Electric roller up and over doors. Power and lighting. Radiator. Wall mounted gas fired boiler. Water tap. Consumer unit. Courtesy fire/security door.

REAR GARDEN

Laid to lawn. Flower borders and beds. Hard standing for shed. Enclosed with fencing and side gated for access. continuation of Indian sandstone paving for patio area.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

MATERIAL INFORMATION

Type – Bungalow

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band E

EPC Rating – D

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Gas Central Heating

Parking – Parking, Driveway, Garage

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – Ask Agent

Rights and Easements – Ask Agent

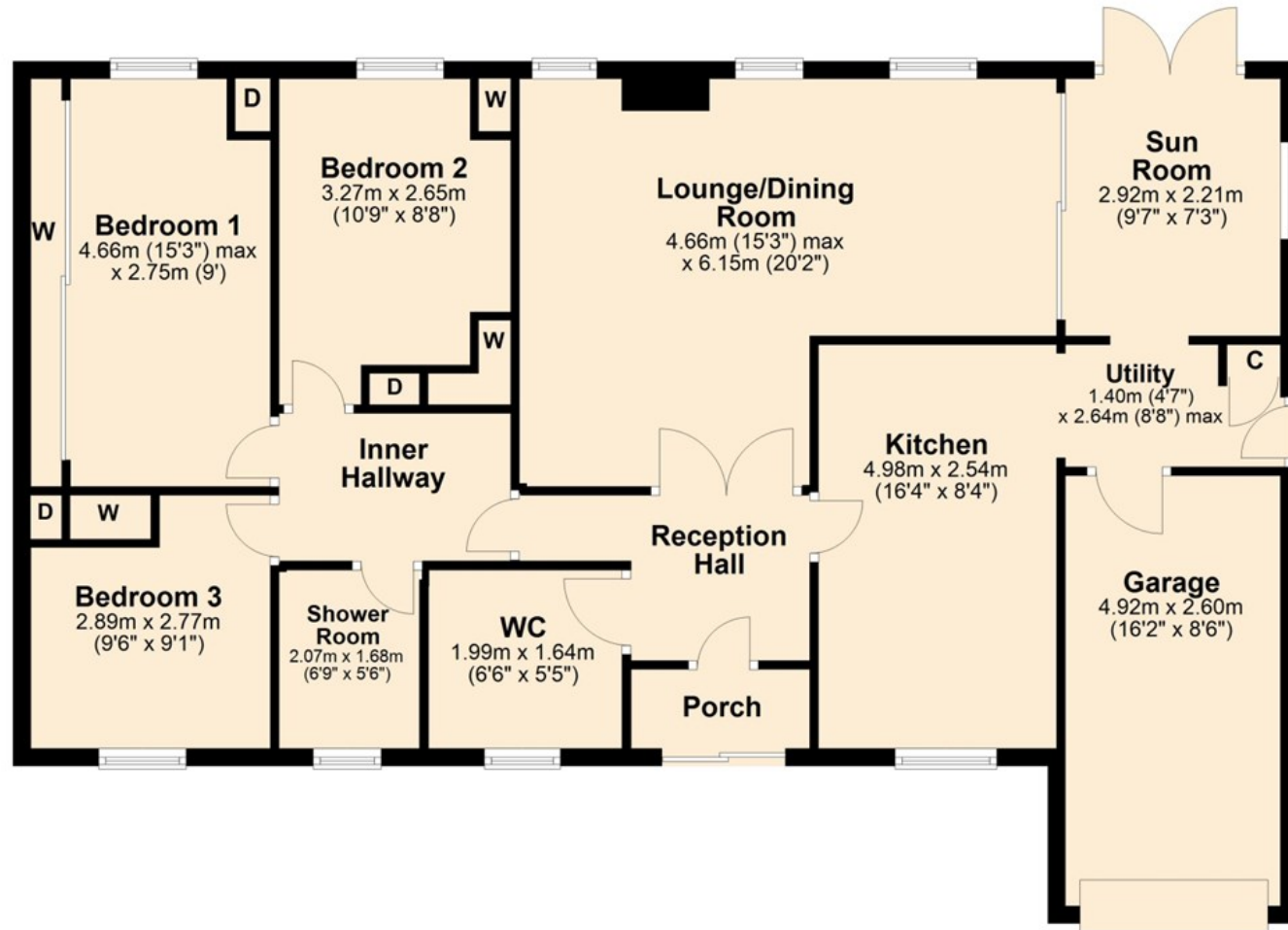
AGENTS NOTES

i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

Floorplan

Ground Floor

Approx. 114.3 sq. metres (1230.6 sq. feet)



Total area: approx. 114.3 sq. metres (1230.6 sq. feet)



Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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