



www.jacksongrundy.com

Belfry Lane, Collingtree, NN4 OPB

£985,000 Detached

 5  3  3



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - The Village Agency
The Corner House, 1 St Giles Square, Northampton, NN1 1DA

Call Us 01604 624900
Email Us thevillageagency@jacksongrundy.co.uk





Property Summary

Proudly positioned on the prestigious Belfry Lane within the sought-after Collingtree Park, this beautifully presented and substantial family residence is offered to the market with no onward chain.

Features & Utilities

- ✓ No Onward Chain
- ✓ Premium Location
- ✓ Golf Course Views
- ✓ Large Family Home
- ✓ Potential For Further Expansion
- ✓ Private 0.35 Acre Plot
- ✓ Snooker Room

Property Overview

Boasting an enviable plot of approximately 0.35 acres, the property offers excellent scope for further development (subject to planning permission), making it a rare and exciting opportunity.

The home features generous living spaces, and in brief comprises, entrance hall, WC/shower room, sitting room, dining room, kitchen , utility room, breakfast room and conservatory.

First floor landing, bedroom one with en-suite, bedrooms two and three with Jack and Jill bathroom, bedroom four with en-suite/WC and snooker room/bedroom five.

Outside to the front is a lawned area with block paved driveway that leads toward a double garage. The rear garden opens onto a tranquil brook and the scenic Collingtree Golf Course.

This exceptional home combines a prime location, generous accommodation, and picturesque surroundings.

EPC Rating D. Council Tax Band G.

GROUND FLOOR

ENTRANCE HALL

SHOWER ROOM

SITTING ROOM

DINING ROOM

KITCHEN / BREAKFAST ROOM

UTILITY ROOM

CONSERVATORY

FIRST FLOOR

LANDING

BEDROOM ONE (EN-SUITE)

BEDROOM TWO

BEDROOM THREE

JACK & JILL EN-SUITE

BEDROOM FOUR (EN-SUITE WC)

BATHROOM

SNOOKER ROOM / BEDROOM FIVE

OUTSIDE

FRONT GARDEN

DOUBLE GARAGE

REAR GARDEN

MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent
Council Tax – Band G
EPC Rating – Ask Agent
Electricity Supply – Mains
Gas Supply – Ask Agent
Water Supply – Ask Agent
Sewerage Supply – Ask Agent
Broadband Supply – Ask Agent
Mobile Coverage – Depends on provider
Heating – Ask Agent
Parking – Garage
EV Charging – Ask Agent
Accessibility – Ask Agent
Coastal Erosion Risk – Ask Agent
Flood Risks – Ask Agent
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



Total area: approx. 272.8 sq. metres (2936.0 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.

www.jacksongrundy.com

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152