



[www.jacksongrundy.com](http://www.jacksongrundy.com)

# Belfry Lane, Collingtree, Northampton, NN4 0PB

£1,000,000 - Offers in Excess of 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](mailto:thevillageagency@jacksongrundy.co.uk)







## Property Summary

Proudly positioned with the premium address of Belfry Lane, Collingtree Park is this well presented and substantial family home, which is offered to the market with no onward chain. The property boasts a plot size of approximately 0.35 acres, scope for further expansion subject to planning,

## 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

Proudly positioned with the premium address of Belfry Lane, Collingtree Park is this well presented and substantial family home, which is offered to the market with no onward chain. The property boasts a plot size of approximately 0.35 acres, scope for further expansion subject to planning, large reception rooms, four bedrooms all with en-suite, snooker room/fifth bedroom, double garage and a private rear garden that backs onto Collingtree Golf Course. In brief the accommodation 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. To the rear is a private lawned garden with large patio area, mature bedded borders and a gate opening onto a brook and views onto the golf course. EPC Rating D. Council Tax Band G.

## ENTRANCE HALL

Entrance via obscure double glazed door. Double glazed windows to front elevation. Radiator. Coving. Stairs rising to first floor landing. Door to garage.

## SITTING ROOM 5.86m x 4.02m (19'3 x 13'2)

uPVC double glazed bay window to front elevation. uPVC double glazed window to side elevation. Radiator. Gas fireplace with hearth and mantle. Coving. Ceiling roses. Wall light points. Double doors to:

## DINING ROOM 4.84m x 4.02m (15'11 x 13'7)

uPVC double glazed French doors with windows either side to rear elevation. Radiator. Coving. Ceiling rose.

## KITCHEN 3.54m x 4.14m (11'7 x 13'7)

uPVC double glazed window to rear elevation. Fitted with a range of wall, base and drawer units with roll top work surfaces. One and a half bowl composite sink and drainer unit with mixer tap over. Built in fridge / freezer and dishwasher. Space for range cooker with extractor hood over. Tiled splash backs. Tiled floor. Recessed ceiling spotlights. Door to utility room. Opening to breakfast room.

## UTILITY ROOM 2.52m x 2.14m (8'3 x 7'0)

uPVC double glazed window to rear elevation. Fitted with a range of wall, base and drawer units with roll top work surfaces over. Stainless steel sink and drainer unit with mixer tap over. Space and plumbing for white goods. Tiled splash backs. Tiled floor. Coving.

#### **BREAKFAST ROOM 2.82m x 3.14m (9'3 x 10'4)**

uPVC double doors with windows either side to conservatory. Radiator. Coving.

#### **CONSERVATORY 3.18m x 2.14m (10'5 x 10'4)**

Brick and uPVC double glazed construction. uPVC double glazed French doors to rear garden. Tiled floor. Air conditioning.

#### **SHOWER ROOM / WC 1.63m x 1.98m (5'4 x 6'6)**

uPVC obscure double glazed window to side elevation. Radiator. Suite comprising shower, dual flush WC and wall mounted wash hand basin with mixer tap over and cupboard below. Tiled floor. Tiled splash backs. Extractor fan.

#### **FIRST FLOOR LANDING**

Galleried landing. uPVC double glazed window to front elevation. Airing cupboard. Coving. ceiling rose.

#### **BEDROOM ONE 4.06m x 3.22m (13'4 x 10'7)**

uPVC double glazed window to side elevation. Radiator. Fitted wardrobes. Coving. Wall light points. Door to:

#### **EN-SUITE 2.52m x 2.80m (8'3 x 9'2)**

uPVC obscure double glazed window to rear elevation. Heated towel rail. Suite comprising panelled bath with mixer tap over, shower, dual flush WC, bidet and wall mounted wash hand basin with mixer tap over and cupboard below. Shaver point. Tiled splash backs. Extractor fan.

#### **BEDROOM TWO 3.95m x 3.56m (13'0 x 11'8)**

uPVC double glazed window to front elevation. Radiator. Fitted wardrobes, bedside cabinets and dressing table. Coving. Door to:

#### **JACK & JILL BATHROOM**

uPVC obscure double glazed window to side elevation. Heated towel rail. Suite comprising panelled bath with mixer tap and shower attachment over, dual flush WC and pedestal wash hand basin with mixer tap over. Tiled splash backs. Coving.

### **BEDROOM THREE 3.85m x 3.80m (12'8 x 12'6)**

uPVC double glazed window to rear elevation. Radiator. Fitted wardrobes. Coving.

### **BEDROOM FOUR 3.00m x 3.32m (9'10 x 10'11)**

uPVC double glazed window to rear elevation. Fitted wardrobes. Door to:

### **EN-SUITE / WC**

uPVC obscure double glazed window to rear elevation. Suite comprising dual flush WC and pedestal wash hand basin with mixer tap over. Tiled splash backs.

### **SNOOKER ROOM / BEDROOM FIVE 6.70m x 6.34m (22'0 x 20'6)**

uPVC double glazed windows to front, side and rear elevations. Radiator. Wall light points.

### **OUTSIDE**

#### **FRONT GARDEN**

Enclosed by natural shrub borders, lawned area and paved path to front door. Block paved driveway providing ample off road parking and leading toward the double garage. Additional gravelled area with bedded borders and box hedging.

### **DOUBLE GARAGE 6.94m x 6.27m (22'9 x 20'7)**

Two up and over doors. Obscure double glazed door and window to rear elevation. Power and light connected. Door to hallway.

#### **REAR GARDEN**

Private garden mainly laid to lawn with two paved patio areas both with pergolas. Outside tap. Mature bedded borders housing a variety of shrubs, plants and trees. Enclosed by timber fencing with rear gate to a brook and views onto the golf course.

### **DRAFT DETAILS**

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

### **MATERIAL INFORMATION**

Electricity Supply – Mains

Gas Supply – Mains

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains

Sewage Supply – Mains

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – None

EV Car Charge Point – None

Primary Heating Type – Gas

Parking – Garage

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

### AGENTS NOTES

i Viewings by appointment only through Jackson Grundy 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](http://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