



Lodge Avenue
Collingtree, Northampton

**JACKSON
GRUNDY** | *The
Village
Agency*



Lodge Avenue

Collingtree, Northampton, NN4 0NQ

TOTAL AREA: APPROX. 139.08 SQ. METRES (1497 SQ. FEET)

LOCATED ON A QUIET ROAD WITHIN THE POPULAR VILLAGE OF COLLINGTREE AND WITHIN WALKING DISTANCE OF THE COLLINGTREE PARK GOLF COURSE AND THE LOCAL GYMNASIUM IS THIS WELL PRESENTED FOUR BEDROOM DETACHED CONVERTED BUNGALOW WHICH HAS BEEN HEAVILY IMPROVED BY ITS CURRENT OWNERS.

GROUND FLOOR

- PORCH
- ENTRANCE HALL
- SITTING ROOM
- DINING ROOM
- KITCHEN
- UTILITY ROOM
- STUDY
- BEDROOM THREE
- BEDROOM FOUR
- BATHROOM

OUTSIDE

- FRONT GARDEN
- REAR GARDEN

FIRST FLOOR

- LANDING
- BEDROOM ONE
- BEDROOM TWO
- BATHROOM

£600,000 Freehold





THE PROPERTY

Via the porch you enter into a large entrance hall providing access to all main parts of the property as well as stairs leading up toward the first floor conversion. The living space is to your right and includes a bright sitting room with fireplace and sliding patio doors onto a conservatory that overlooks the garden. The dining room offers a front aspect and an archway into the kitchen offering semi social kitchen dining space ideal for families.

The kitchen itself overlooks the rear garden and has a fitted double oven, gas hob and space for white goods. Through another archway is a large utility room, ideal for muddy boots and paws, that offers ample storage and further space for washing machine, tumble drier and more. Off the utility is the study.



Return to the hallway and you'll find two large double bedrooms and a well appointed family bathroom. At the end of the hallway are stairs to the loft conversion that houses a further two double bedrooms filled with light thanks to multiple skylights and a modern shower room.

Outside to the front is a lawned garden with bedded borders and a large tarmac driveway providing off road parking for five vehicles. Beyond the side access gate you'll find the private south easterly facing garden complete with paved patio area perfect for entertaining and barbequing in the afternoon sun, beyond which is a lawn with bedded borders and a raised patio directly off the property.

EPC Rating TBC. Council Tax Band E.



LOCATION

Collingtree is approximately 3 miles from Northampton town centre and less than a mile from the A45 Northampton ring road and M1 J15. The proximity to main roads, which allow for ease of access to the towns of Northampton, Wellingborough and Milton Keynes, all of which possess mainline train stations, make this a popular location for commuters. Designated as a conservation area in 1978, the centre of Collingtree village has within it a primary school, church and public house whilst a Hilton Hotel offering accommodation, conferencing, banqueting and sporting facilities sits on the outskirts. Collingtree Park, a much more modern development is located to the north of the village and is based around the golf club, which has an 18 hole championship course and driving range as well as restaurant and bar facilities. Also in this location is a Virgin Active health club with indoor and outdoor swimming pools.



IMPORTANT NOTICE

Important Notice - 1. Viewings by appointment only through Jackson Grundy. 2. 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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.



FLOORPLAN

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