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Ash Lane, Collingtree  
Northampton  
Northamptonshire, NN4 0ND  
**£475,000 Offers Over** Bungalow



Department: Sales

Tenure: Freehold



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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.

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#### GROUND FLOOR

- ENTRANCE PORCH
- RECEPTION HALL
- CLOAKROOM/WC
- KITCHEN
- UTILITY HALL
- LOUNGE/DINING ROOM
- SUN ROOM
- INNER HALL
- BEDROOM ONE
- BEDROOM TWO
- BEDROOM THREE
- SHOWER ROOM

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#### OUTSIDE

- FRONT
  - GARAGE
  - REAR GARDEN
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## THE PROPERTY

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.











## 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

## 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.

## AGENTS NOTES

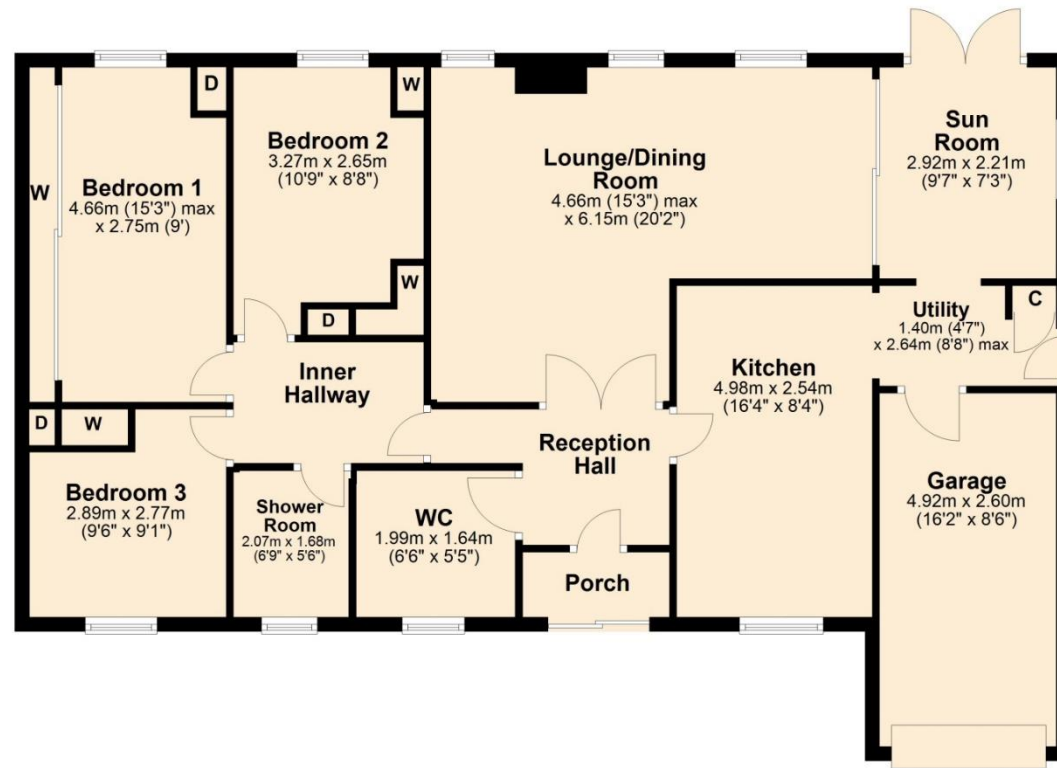
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## FLOORPLAN

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

### Ground Floor

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



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