



THE ESTATE AGENTS
1977



**Lodge Avenue, Collingtree, Northampton NN4 0NQ
Offers Over £500,000 - Freehold**



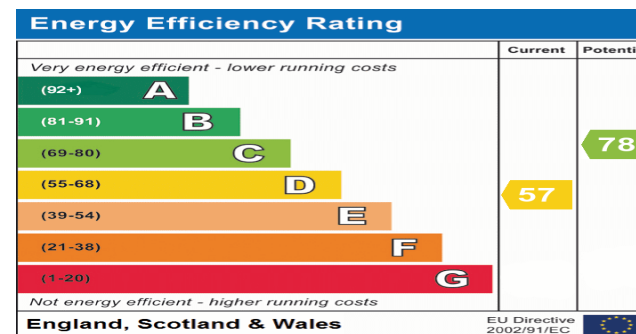
PROPERTY DESCRIPTION

The Estate Agents are pleased to present this four bedroom detached property with huge potential, occupying a large plot in the highly desirable and sought after village of Collingtree. The spacious accommodation briefly comprises; a welcoming entrance hall, large open plan living and dining room, kitchen, conservatory, boot room, bathroom and two generous bedrooms. On the first floor there's another family bathroom and two double bedrooms. Outside there's a lawned area to the front of the property and a drive offering ample off road parking leading to a double garage. The property sits on a large corner plot with scope to extend the existing dwelling which already has planning granted or potential to build a second property on the site, subject to obtaining relevant planning permission.

Collingtree is a small village with a primary school, village pub and some stunning countryside walks. Collingtree Golf Course, Virgin Active and the Hilton Hotel are located nearby, while the property also benefits from excellent access to Northampton town centre, Milton Keynes, and the M1, making it ideal for commuters. Northampton train station has a regular service to London Euston in under an hour.

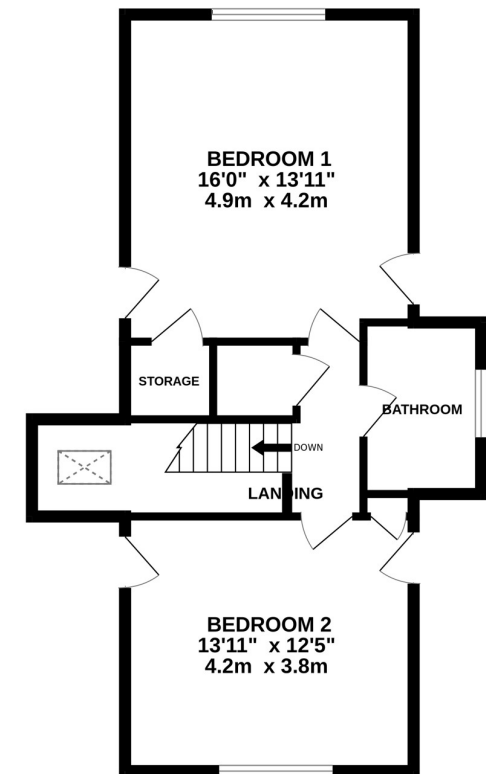
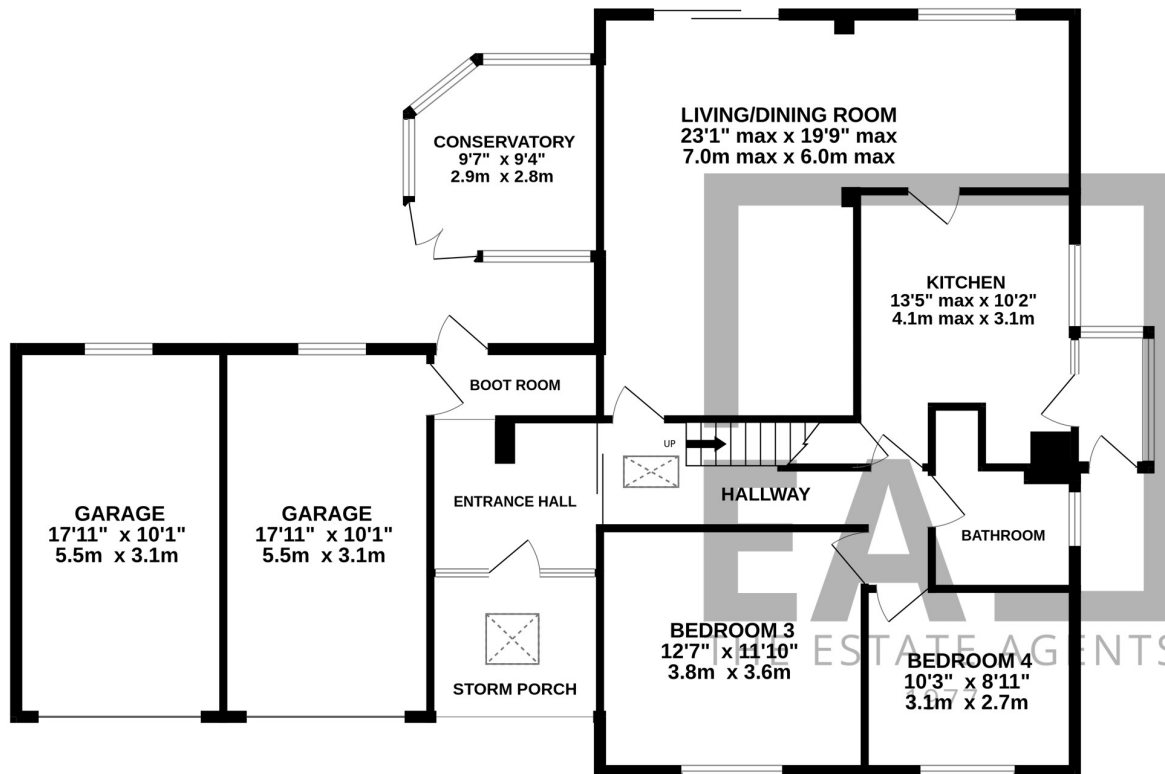
POINTS OF INTEREST

- Four Bedroom Detached Family Home
- Highly Desirable & Sought After Village
- Open Plan Living & Dining Room
- Two Bathrooms
- Double Garage And Ample Off Road Parking
- Huge Potential
- Planning Approved To Extend The Current Dwelling
- Scope To Build Another Dwelling Subject To Planning Permission
- Existing Drawings Showing What Could Be Achieved
- No Chain



GROUND FLOOR
1455 sq.ft. (135.2 sq.m.) approx.

1ST FLOOR
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 2020 sq.ft. (187.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.