

for sale

offers over **£330,000**



## Sandpit Close Collingtree NORTHAMPTON NN4 0AX

Modern three-bedroom end of terrace home featuring stylish open-plan living in a highly sought-after location, complete with a driveway and a beautifully landscaped rear garden.

# Sandpit Close Collingtree NORTHAMPTON NN4 0AX

## Entrance Hall

Door to the front elevation and further doors leading off to the cloakroom and open plan living space.

## Cloakroom

White suite comprising low level flush w.c and wash hand basin with tiling to splash back area. Radiator.

## Lounge/ Dining/ Kitchen Area

Open plan living space, with kitchen area opening into the dining area into the lounge area. Stairs rising to the first floor landing.

## Lounge

Double glazed window to the rear elevation and double glazed French doors to the rear elevation leading out to the garden. Understairs storage cupboard.

## Kitchen Area

Double glazed window to the front elevation. Fitted with a range of wall and base level units. One and a half stainless steel sink and drainer set into work surfaces with complimentary splash back areas. Integrated appliances comprise fridge freezer, dishwasher, electric oven and four ring gas hob with cooker hood over. Double glazed window to the front elevation.

## Dining Area

Area for seating between the kitchen space and living space.

## First Floor Landing

Doors leading to three bedrooms and family bathroom. Loft access.

## Bedroom One

Double glazed window to the rear elevation. Radiator. Connecting door to en-suite.

## En-Suite

White suite comprising double shower cubicle, low level flush w.c and wash hand basin with tiling to splash back area. Radiator. Tiled flooring. Opaque double glazed window to the rear elevation.

## Bedroom Two

Double glazed window to the front elevation. Radiator.

## Bedroom Three

Double glazed window to the front elevation. Radiator.



## Family Bathroom

White suite comprising bath with mixer taps, low level flush w.c and wash hand basin with tiling to splash back areas and floor. Radiator. Tiled flooring. Opaque double glazed window to the side elevation.

## Outside

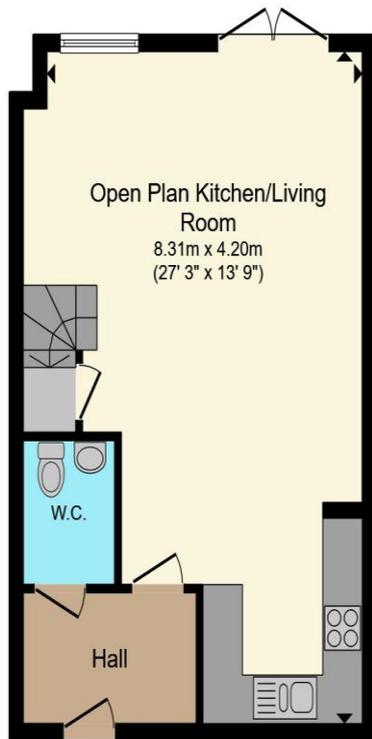
### Front Garden

Driveway providing off road parking for two vehicles side by side. Pathway leading to the front door. Gated access to the rear of the property.

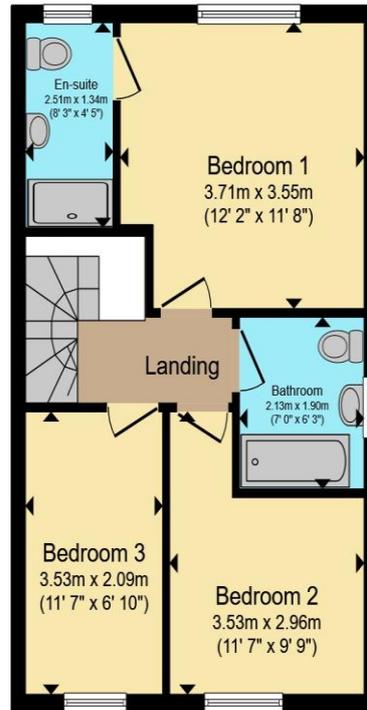
### Rear Garden

Landscaped rear garden, with paved patio area ideal for entertaining and relaxation leading up to lawned area. Retained fencing. Shed. Gated access to the front of the property.





**Ground Floor**



**First Floor**

Total floor area 85.3 m<sup>2</sup> (918 sq.ft.) approx

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Property Ref: WFL408611 - 0005

Tenure:Freehold EPC Rating: B

Council Tax Band: C

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