



Collyns Way,
Collyweston, Northamptonshire, PE9 3PB

NEWTONFALLOWELL 

Collyns Way,
Collyweston, Northamptonshire, PE9 3PB
£107,500 Leasehold

50% SHARED EQUITY Getting your first steps on the ladder or working with a limited budget? Look no further than this well presented MODERN three bed end of terrace home with THREE allocated parking spots, situated in a cul de sac within the popular village of Collyweston.

The property is arranged over two floors, entering via the entrance hall with stairs leading to the first floor and connecting the downstairs cloakroom and living room. The spacious living room offers an abundance of space and natural light, currently being split between a living space and a play area by the current owners. Completing downstairs is the large kitchen diner featuring a wealth of units, under stairs cupboard and access to the garden.

To the first floor, the landing connects two well balanced double bedrooms, a further single bedroom and a three piece family bathroom. The master bedroom benefits from bespoke fitted wardrobes.

Outside the property offers a lawned frontage with inset footpath to the front door whilst to the rear there is an enclosed garden being mainly laid to lawn with a patio seating area. Set in one corner of the cul de sac is a parking area where the property has 3 designated parking spaces.



Entrance Hall

8' x 4'04 (2.44m x 1.32m)

Cloakroom

4'11 x 3 (1.50m x 0.91m)

Lounge

12'6 x 17'9 then narrowing to 7'7 (3.81m x 5.41m then narrowing to 2.31m)

Kitchen

15'9 x 9'9 (4.80m x 2.97m)

Landing

8'5 x 8'11 (2.57m x 2.72m)

Bedroom 1

15'8 x 8'11 (4.78m x 2.72m)

Bedroom 2

13'00 x 8'10 (3.96m x 2.69m)

Bedroom 3

9'6 x 6'8 (2.90m x 2.03m)

Outside

Off Street Parking, front and rear gardens

Leasehold / Shared Ownership

The property is leasehold on a shared ownership basis with Spire Homes / Longhurst Group with a maximum purchase available up 80% (subject to terms)

Rent due per calendar month is £235.95 which includes ground rent, building insurance and service charge for the car park (which has 3 allocated spaces as per deeds).

The lease was for 99 years from October 2005.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
81	81	81	81

Energy Efficiency Rating: Very energy efficient - lower energy costs (A), (B), (C), (D), (E), (F), (G).
Environmental Impact (CO₂) Rating: Very environmentally friendly - lower CO₂ emissions (A), (B), (C), (D), (E), (F), (G).

England & Wales EU Directive 2002/91/EC

GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.

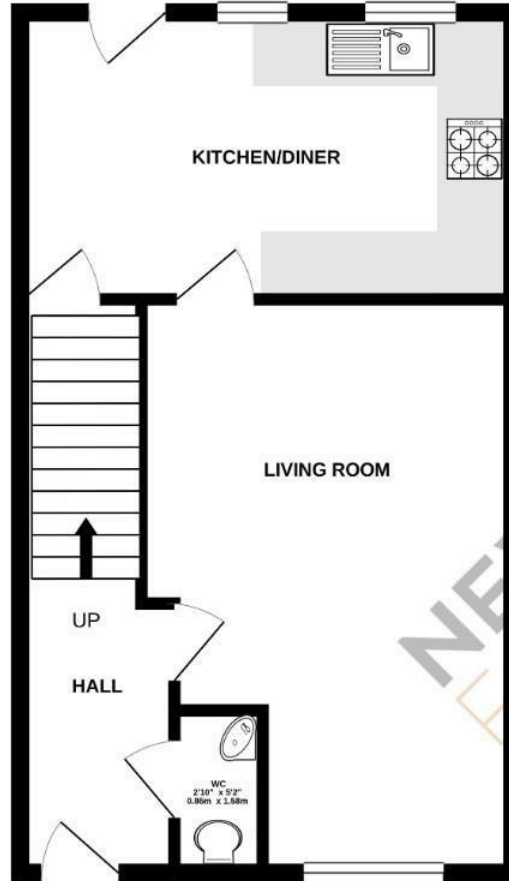
1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.

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TOTAL FLOOR AREA : 863 sq.ft. (80.2 sq.m.) approx.
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