



Photo of overall Plot Towards House Location

NEW HOUSE
Watering Lane, Collingtree

Carter Jonas

NEW HOUSE WATERING LANE COLLINGTREE NORTHAMPTONSHIRE NN4 0NJ

PLANNED ACCOMMODATION

Vaulted Reception Hall · Sitting Room · Office · Large Kitchen/Family Room · Utility · Ground Floor Shower Room · Principal Bedroom with Dressing Room and En Suite · Two Further Bedrooms · Bathroom · Gardens · Parking

BRIEF SPECIFICATION

- Gas radiator central heating, conventional pressurized system
- Generous range of quality kitchen cabinets and units with the option to upgrade to quartz or granite work surfaces
- Neff or AEG appliances including dishwasher, fridge/freezer, induction hob, extractor and oven
- Contemporary bathroom fittings, vanity wash hand basins, complimentary tiling with generous allowance
- Double glazed uPVC windows
- Oak internal doors
- Choice of floor coverings, LVT/tiles or carpets within a specified range
- Turfed front and rear gardens with paved entertaining terrace
- 7 year Architects certificate

DESCRIPTION

Large sitting room with bay window, Separate office, which would double up as a ground floor bedroom, as there is a ground floor bathroom, which will comprise a shower, toilet and wash basin.

A SUPERB BRAND NEW DETACHED HOUSE WITH OUTSTANDING ACCOMMODATION, SITUATED IN COLLINGTREE VILLAGE ON A CORNER PLOT.



The central hub of the house is the outstanding kitchen family room, measuring 6.5m x 6m with bi fold doors opening out onto the rear garden. The room has space for a dining table and sofas. The kitchen has an island and will come complete with integrated appliances to include oven, hob, extractor, dishwasher, fridge and freezer.

Utility/boot room with door to outside, with a range of cabinets, sink and provision for laundry appliances.

The first floor has a galleried landing and useful store cupboard.

The principal bedroom suite has floor to ceiling windows and Juliet balcony. A walk-in dressing room leads to an en suite, comprising shower, toilet and wash basin.

The first floor is completed with two further bedrooms and a bathroom with a shower, toilet and wash basin.

OUTSIDE

Situated on a corner plot, the property will have a shared access, leading to a driveway with parking and provision for an electric (EV) car charging point. The rear garden will have a generous patio and lawn.

AGENT NOTE

Depending on the time of construction, prospective buyers may be able to have a choice of fittings. At the time of preparing this brochure, the property was not built, therefore some specifications, descriptions, floorplan could be subject to change.

Proposed Ground Floor Plan
Scale 1:50



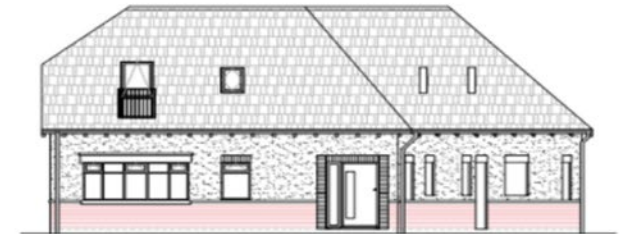
Proposed South East Elevation
Scale 1:100



Proposed North West Elevation
Scale 1:100



Proposed North East Elevation
Scale 1:100



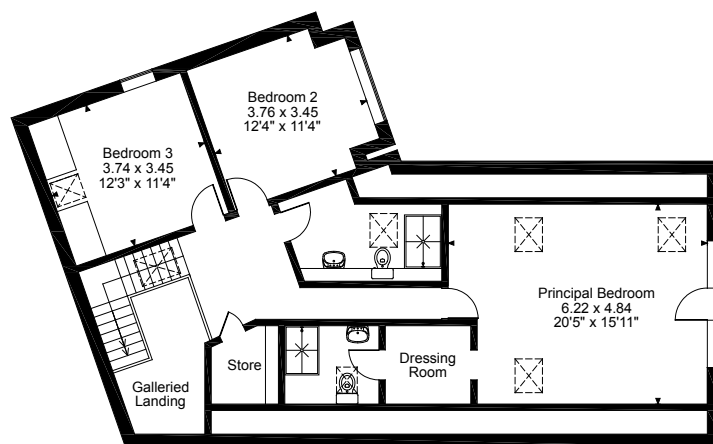
Proposed South West Elevation
Scale 1:100



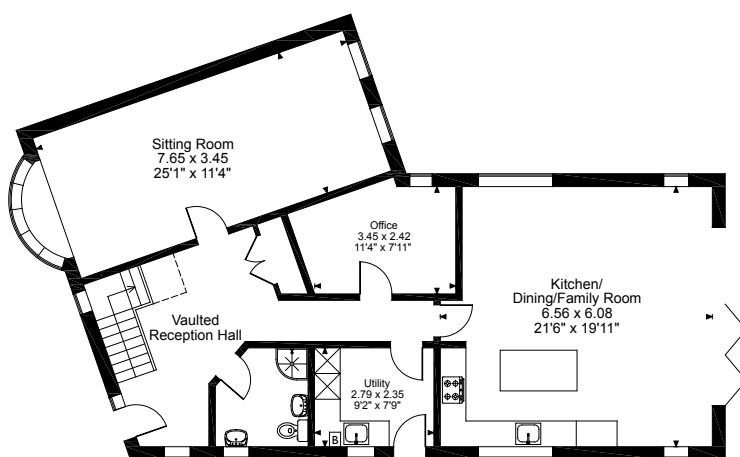
Proposed North East (2) Elevation
Scale 1:100



Watering Lane Collingtree,
Northampton, Northamptonshire
Approximate Gross Internal Area
201 Sq M/2163 Sq Ft



First Floor



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

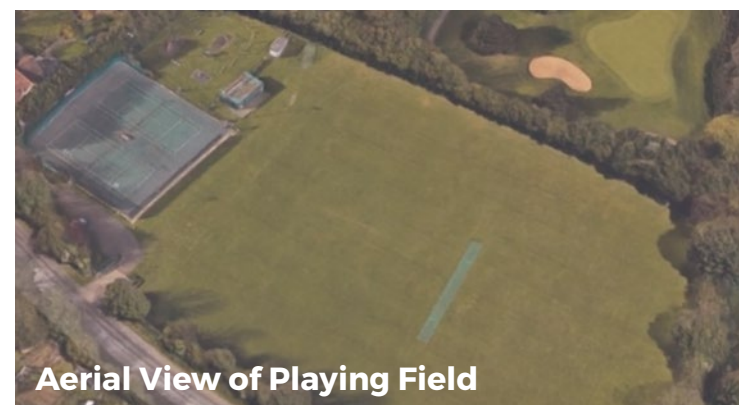
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Aerial View of Playing Field

LOCATION

Collingtree Village has a public house, Church, tennis/ cricket club and on the outskirts of the village is Collingtree Golf Course, a Virgin gym and the Hilton Hotel which also has a health club. A primary school is within the village with secondary schooling at Elizabeth Woodville in the nearby village of Roade. There are private schools nearby at Northampton High School for Girls and Quinton House School.

- Northampton Railway Station 5 miles
 - M1 (Junction 15) 1 mile
 - Milton Keynes 15 miles
- All times and distances are approximate

IMPORTANT INFORMATION

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