

# 14 Laneside Hollow

## NORTHAMPTON NN4 0SR

### Guide Price £585,000



- FIVE BEDROOM DETACHED HOME
- WALKING DISTANCE TO COLLINGTREE PARK GOLF COURSE
- QUIET CUL-DE-SAC LOCATION
- UTILITY
- LANDSCAPED MATURE REAR GARDEN

- NO ONWARD CHAIN
- MULTIPLE RECEPTION ROOMS
- SPACIOUS DRIVEWAY WITH MULTIPLE OFF ROAD PARKING
- CORNER PLOT
- ENERGY EFFICIENCY RATING D

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Located in the desirable area of Laneside Hollow, Northampton, this impressive five-bedroom detached house offers a perfect blend of space, comfort, and convenience. Situated on a spacious corner plot at the end of a quiet cul-de-sac the property boasts a timeless charm while providing modern living standards.

Upon entering, you will find three generous reception rooms, ideal for both entertaining guests and enjoying family time. These versatile spaces can be tailored to suit your lifestyle, whether you envision a formal dining area, a cosy lounge, or a vibrant playroom. The well-appointed kitchen complements the living areas, making it a delightful hub for culinary enthusiasts.

The five spacious double bedrooms provide ample accommodation for families or guests, ensuring everyone has their own private retreat. The bathrooms are thoughtfully designed, catering to the needs of a busy household.

Outside, the property is surrounded by mature gardens, offering a tranquil escape from the hustle and bustle of daily life. The beautifully landscaped outdoor space is perfect for children to play, hosting summer barbecues, or simply enjoying a quiet moment in nature.

Parking is a significant advantage of this home, with off road parking for up to five vehicles, including a garage for added convenience. This feature is particularly valuable in this sought-after location.

In summary, this five-bedroom detached house in Laneside Hollow is a remarkable opportunity for those seeking a spacious family home in a prime location. With its multiple reception rooms, mature gardens, and generous parking, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this wonderful property your own.

## **Ground Floor**

### **Entrance Hall**

Enter via double glazed door with two obscure inset windows, wing window to side, spacious hallway, stairs to first floor landing, under stairs storage cupboard, ceiling coving, tiled flooring.

### **Lounge**

18'6" into bay x 14'2" (5.65 into bay x 4.34)

UPVC double glazed bay front window, feature gas fire with brick surround and tiled plinth, ceiling coving, glazed sliding double doors leading to dining room.

### **Dining Room**

12'10" x 9'1" (3.92 x 2.79)

Enter via glazed sliding double doors, UPVC double glazed French doors into rear garden, ceiling coving, door to kitchen.

### **Kitchen/Breakfast Room**

13'1" x 9'1" (4.00 x 2.79)

UPVC double glazed window to rear aspect, modern wall and base mounted soft touch units with drawers, roll top work surfaces and splash backs, integrated oven, integrated microwave, induction hob with stainless steel extractor over, integrated dish washer, space for American fridge freezer, graphite laminate flooring.

### **Snug**

12'6" x 7'11" (3.82 x 2.42)

UPVC double glazed window to front, ceiling coving, ceiling spot lights, TV point, sliding door to utility.

### **Utility Room**

9'1" x 7'11" (2.78 x 2.42)

UPVC half panel glazed door with wing window to rear aspect, modern wall and base mounted units, roll top work surfaces, space/plumbing for washing machine, space for tumble dryer, stainless steel sink with drainer and mixer tap over, graphite laminate flooring, ceiling coving.

### **Downstairs Cloakroom**

Circular obscure double glazed window to front aspect, pedestal wash hand basin with close coupled W/C, half tiled splash backs, graphite laminate flooring.

### **First Floor**

#### **First Floor Landing/Study Area**

Spacious landing incorporating Study area. UPVC double glazed window to front aspect, treble built in storage cupboard, doors to;

#### **Bedrooms One**

12'6" x 10'7" (3.82 x 3.24)

UPVC double glazed window to front aspect, double built in wooden wardrobe.

#### **En-Suite To Bedroom One**

8'1" x 3'11" (2.47 x 1.21)

Obscure UPVC double glazed window to side aspect, double shower tiled floor to ceiling, pedestal wash hand basin, low level W/C, half tiled splash backs, chrome wall mounted heated towel rail, graphite laminate flooring.

#### **Bedroom Two**

12'0" x 10'0" (3.67 x 3.06)

UPVC double glazed window to rear aspect, quadrant shower cubicle tiled floor to ceiling, graphite laminate flooring.

#### **Bedroom Three**

12'0" x 9'11" (3.67 x 3.04)

UPVC double glazed window to front aspect, quadrant shower cubicle tiled floor to ceiling, graphite laminate flooring.

#### **Bedroom Four**

12'11" x 9'4" (3.95 x 2.87)

UPVC double glazed window to rear aspect.

#### **Bedroom Five**

9'6" x 7'11" (2.92 x 2.43)

UPVC double glazed window to rear aspect.

### **Family Bathroom**

6'6" x 6'3" (2.00 x 1.93)

Obscure UPVC double glazed window rear aspect, white suite comprising of panel bath with Amazon rainfall shower and separate hand held shower attachment over, pedestal wash basin, low level W/C, tiled splash backs, chrome wall mounted heated towel rail, graphite laminate flooring.

### **Externally**

#### **Front Garden**

Storm porch, established hedgerow, plants, shrubs, bushes and tree, decorative stones, external lighting, cobble stone path to wooden rear gate, further cast iron gate to rear garden, cobble stone path to front door, water butt, off road parking for up to five vehicles.

#### **Rear Garden**

Mature private rear garden, established plants, shrubs, bushes and trees, spacious laid to lawn, large patio area, further circular patio area, raised wooden decked area, feature raised fish pond, brick built BBQ stand, external power sockets, side door to garage access, wooden side gate leading to front, further cast iron side gate to front garden, fully surrounded by wooden panel fencing and brick wall.

#### **Single Garage**

15'10" x 8'1" (4.83 x 2.47)

Power and light connected, further storage area with window and side door to rear garden.

### **Agents Notes**

West Northamptonshire Council

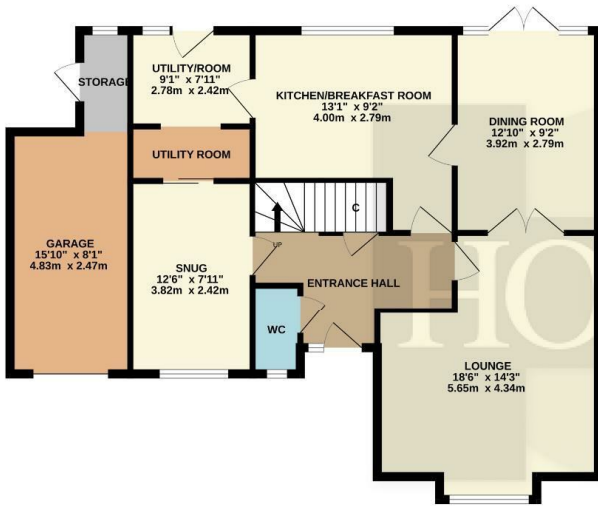
#### **Local Area**

Excellent local schooling options, with popular primary and secondary schools nearby. Commuters are perfectly placed too – with swift access to the A45 and M1 motorway, travel options to London, Milton Keynes, or Birmingham.

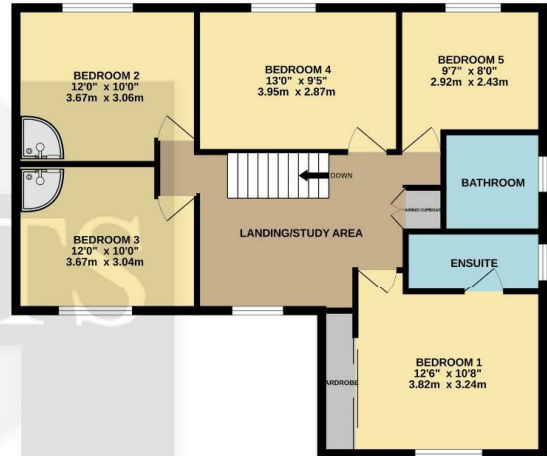




GROUND FLOOR

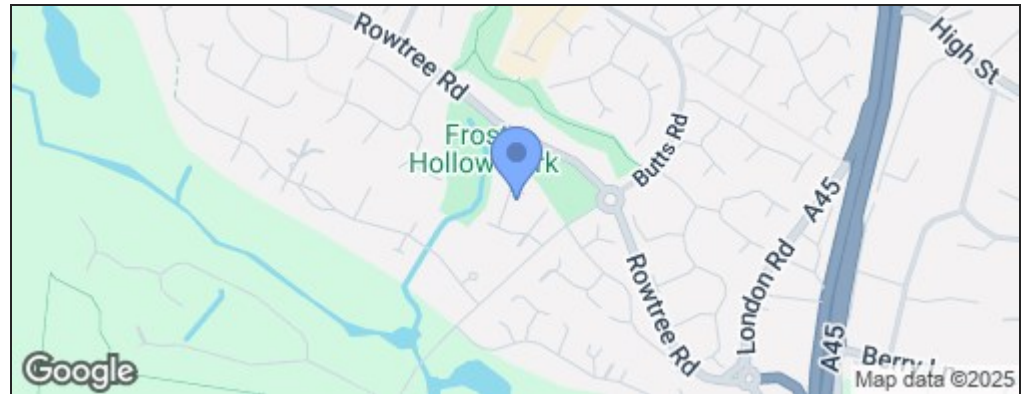


1ST FLOOR



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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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