



Main Road

Collyweston, PE9 3PF

Price Guide £385,000

Richardson

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Set within a generous plot extending to approximately third of an acre with open fields to the rear and a southerly aspect, this extended established chalet bungalow represents an excellent opportunity to further development and extend if required subject to obtaining planning permission. The current property layout offers great flexibility with a 4 piece downstairs bathroom, an extended lounge diner to the rear with views to the gardens and the multi fuel burner giving a cosy feel. The kitchen breakfast room leads into a sun room/conservatory and the two front rooms with their bay windows giving bedroom space with built in storage or additional reception rooms if required. To the first floor is a further bedroom with built in wardrobes and an ensuite cloakroom. The property has gas fired central heating and replacement double glazing. Set well back from the road with gated access the driveway provides large area of hard standing for several vehicles and leads to a garage with power, lighting, its own stove and an inspection pit. Attached is a useful store and to the other side is a further carport/covered area and storage. The gardens are well maintained predominantly laid to lawn with wide range of shrubs, hedging, borders and interspersed with fruit trees. Extending to approximately 0.33 acre in all with open fields to the back with a southerly aspect.

Entrance porch

Entrance hall

14'7" x 6'6" (4.46m x 2m)

Kitchen breakfast

11'1" x 9'10" (3.38m x 3m)





Bedroom/study
12'9" max x 10'8" (3.9m max x 3.26m)

Bedroom/dining room
12'9" max x 10'8" (3.9m max x 3.26m)

Bathroom
9'1" x 5'10" (2.77m x 1.8m)

Sun room/conservatory
9'5" x 8'9" (2.88m x 2.67m)



Lounge diner
21'9" x 10'11" overall (6.63m x 3.35m overall)

First floor landing

Bedroom
12'7" min x 10'5" (3.85m min x 3.2m)

External details

Lovely large plot extending to approximately 0.33 acre backing onto open fields and with a southerly aspect. Plenty of off road parking and hardstanding of vehicles and out buildings comprising of:

Ensuite cloakroom
5'6" x 3'11" (1.7m x 1.2m)

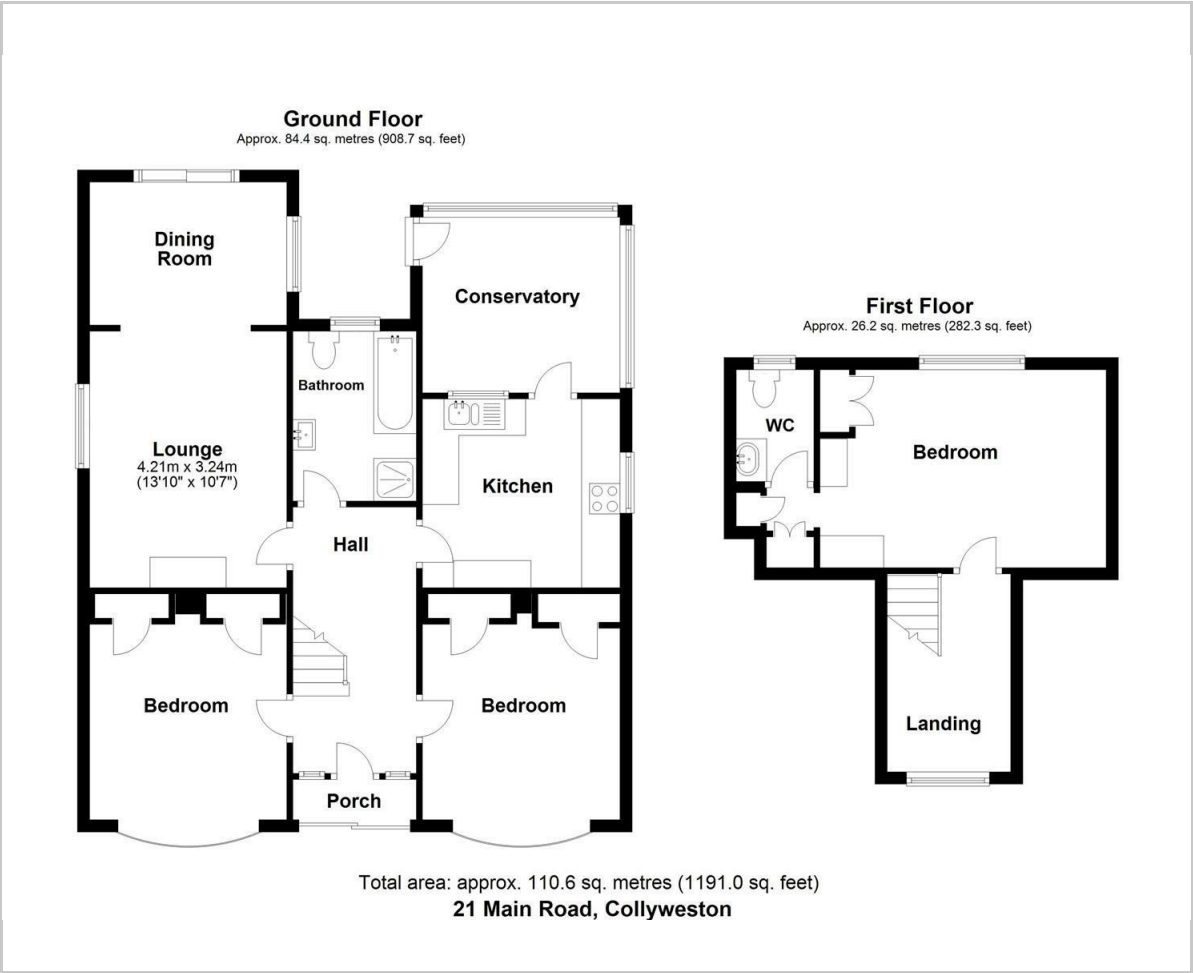
Detached garaging
18'4" x 17'0" (5.6m x 5.2m)
With up and over door, inspection pit, wood burning stove and a walk in store off. Further carport/store area to the side and green house.

Council Tax
Council Tax Band D North Northants

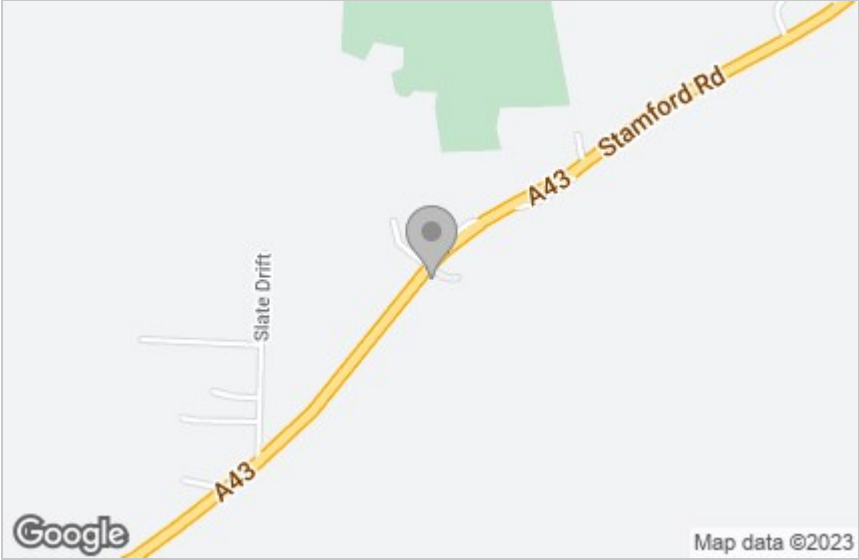
Viewing
Strictly by appointment with Richardson
01780 762433



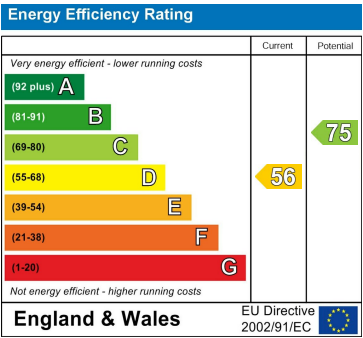
Floor Plan



Area Map



Energy Efficiency Graph



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