

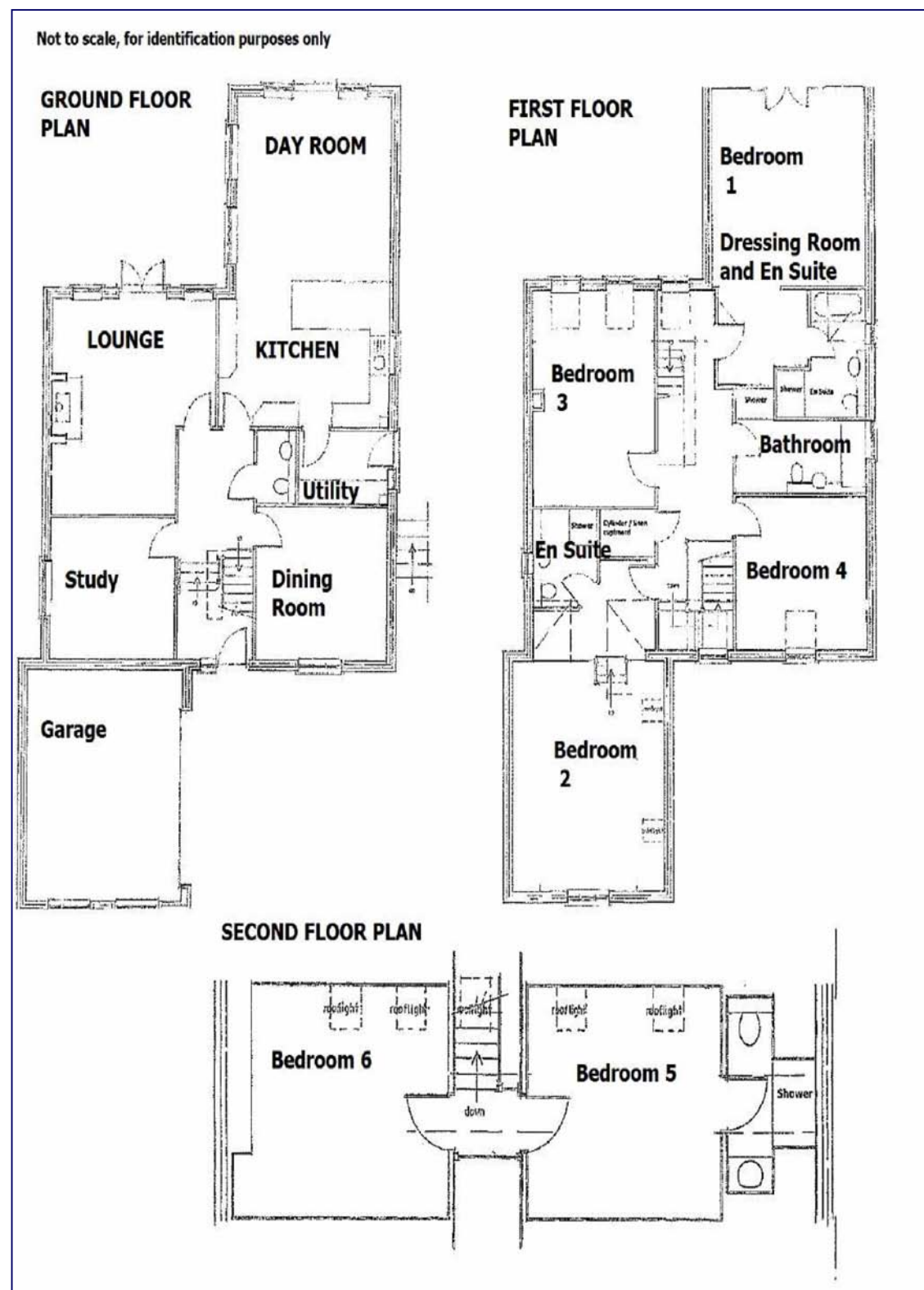
New House, Main Road
Collyweston
Northamptonshire

FOR SALE

£550,000



One of two substantial detached stone built family homes offering accommodation comprising of: Entrance hall, sitting room, dining room, study, large breakfast/dayroom kitchen, utility and cloakroom. To the first floor there is a 4 piece family bathroom, the master bedroom offers a dressing room and a 4 piece ensuite bathroom, Guest bedroom with ensuite bathroom, 2 further double bedrooms and a second floor with 1 further bedroom with en-suite bathroom and additional flexible space either bedroom, office, play-area or storage. Double garage and landscaped rear gardens which back onto open fields. Impression shown is for identical/reversed property.



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All measurements are approximate. While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned in the sale particulars have not been tested by Richardson; therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other rights, whether mentioned in these particulars or not.



Sheep Market House, Stamford PE9 2RB

fax: 01780 481451

www.richardsonsurveyors.co.uk

01780 762433

New House, Main Road, Collyweston, Northamptonshire PE9 3PQ

LOCATION

Collyweston is a picturesque village of mainly stone built properties on the side of the River Welland valley. The village is a popular residential area with a recently opened community shop, public house, and church. The village straddles the A43 Stamford/Kettering road, approximately 2 to 3 miles to the A1 and A47 trunk roads, giving good access to the nearby towns of Stamford, Peterborough, Kettering, Uppingham and Grantham. Intercity train services are available from Peterborough, approx 50 minutes to London Kings Cross, and the station at Stamford for local and cross country routes.

DESCRIPTION

A substantial newly constructed stone built home under a slate roof which offers excellent sized accommodation idea for the family. The specification is high including under floor gas heating, high quality kitchen with a comprehensive range of built in appliances and quality bathrooms/shower rooms. The layout is designed in such a manner to ensure that principal living rooms and the principal bedroom suite are positioned to the rear to make the most of the open aspect with French doors opening from the lounge, kitchen breakfast/dayroom and a Juliet balcony from the principal bedroom suite. The integral double garage has power doors and to the rear are landscaped gardens which have an open aspect to the rear over fields. In all approximately 3200 square feet (excluding the garages) and internal inspection is strongly recommended.

ACCOMMODATION COMPRISES

ENTRANCE HALL

5.70m(18'8") x 2.40m(7'10")

A split level area with stairs off to the first floor and doors off to

CLOAKROOM

Fitted with a two piece suite

SITTING ROOM

5.27m(17'3") x 5.29m(17'4")

Large inglenook style fire place, French doors leading out to the rear garden

DINING ROOM

4.24m(13'11") x 3.80m(12'6")

STUDY

4.00m(13'1") x 3.50m(11'6")

BREAKFAST/DAYROOM KITCHEN

8.09m(26'7") x 5.51m(18'1") max

To be fitted with an extensive range of storage units with a comprehensive range of built on appliances. The kitchen is to be provided by...

UTILITY

2.89m(9'6") x 1.80m(5'11")

FIRST FLOOR LANDING

Built in storage cupboard and airing cupboard stairs off to second floor

PRINCIPLE BEDROOM SUITE

comprising of:-

DRESSING ROOM

2.80m(9'2") x 2.49m(8'2")

EN SUITE BATHROOM

3.20m(10'6") x 2.80m(9'2")

fitted with a 4 piece suite and wc, hand basin bath and separate shower cubical.

BEDROOM AREA

4.99m(16'4") x 4.90m(16'1")

with Juliet balcony over looking the fields to the rear.

BEDROOM 2- SPLIT LEVEL ROOM

5.69m(18'8") x 4.99m(16'4")

plus dressing/work area 4.0 x 2.5 max

EN SUITE BATHROOM

fitted with wc, hand basin and shower.

BEDROOM 3

5.27m(17'3") x 4.00m(13'1")

BEDROOM 4

4.25m(13'11") x 3.80m(12'6")

FAMILY BATHROOM

4.24m(13'11") x 2.50m(8'2") max

fitted with a 4 piece suite with wc, hand basin, bath and separate shower cubicle.

SECOND FLOOR LANDING

BEDROOM 5

3.65m(12'0") x 3.20m(10'6")

with velux windows and separate en suite bathroom. Fitted with wc, hand basin and shower.

BED 6/WORKSPACE/PLAYAREA

3.20m(10'6") or storage x 3.20m(10'6")

with velux windows.

GARAGE

5.69m(18'8") x 4.99m(16'4")

with double up and over electric powered doors.

AGENTS NOTES

All measurements have been provided by the developer and we understand these were taken off the plans provided by the architect. At the time of producing these particulars it was not possible to measure individual rooms and therefore should not be relied upon.

VIEWING

Strictly by appointment through Richardson, tel: 01780 762433

