

# 1 SARGEANTS LANE

COLLINGTREE, NN4 0NT

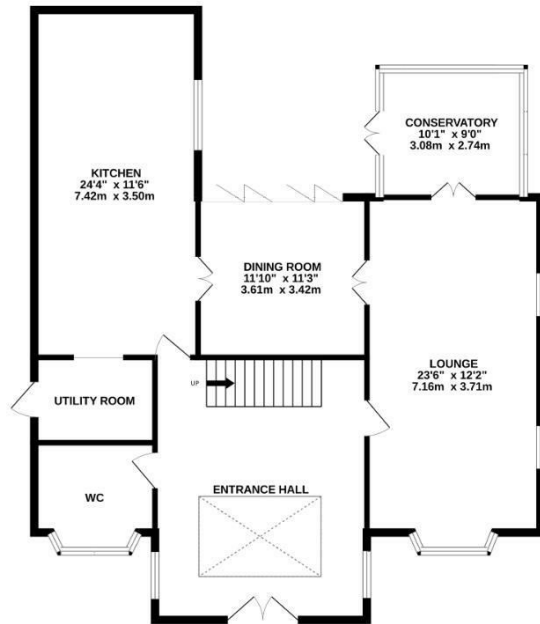
**£575,000**  
**FREEHOLD**

Stonhills are pleased to offer this well presented and extended four bedroom detached home, set in the sought-after village of Collingtree. The property features a large kitchen, dining room, lounge, conservatory, ensuite to bedroom one, private garden, off road parking and double garage. Located close to a well-regarded primary school, with excellent transport links to Northampton, the M1 and A45.

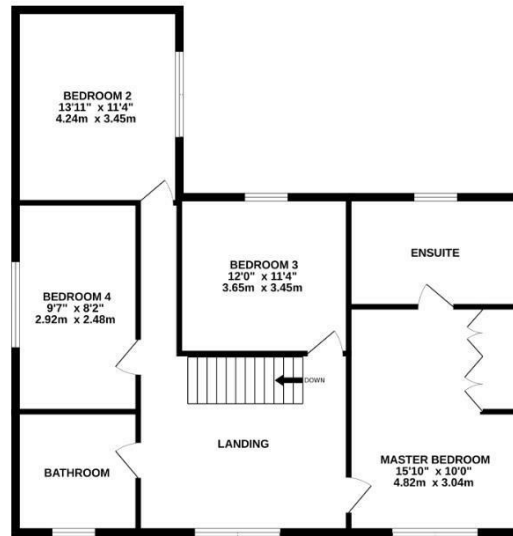




GROUND FLOOR  
1180 sq.ft. (109.7 sq.m.) approx.



1ST FLOOR  
985 sq.ft. (91.5 sq.m.) approx.



SARGEANTS LANE, COLLINGTREE

TOTAL FLOOR AREA: 2165 sq.ft. (201.1 sq.m.) approx.

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>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (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<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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