



**Connells**

Kingfisher Retreat Crow Lane  
Little Billing Northampton



### Property Description

Connells Estate Agents are delighted to present this well presented, two bedroom park home situated in the popular site of Billing Aquadrome.

Accommodation comprises; spacious open plan kitchen/lounge area with fully fitted kitchen, two bedrooms including a generous sized master bedroom with fitted wardrobes, family bathroom and en suite to the master.

Externally there is parking and decking.

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## **Kitchen / Lounge / Diner**

12' 6" x 22' 6" ( 3.81m x 6.86m )

Enter via double glazed single door to the side aspect. Four double glazed windows to the side aspects. French doors. Television point. BT point.

Wall and base units. Sink and drainer unit. American style fridge-freezer. Fitted dishwasher and washing machine/dryer. Two wall mounted radiators.

## **Bedroom One**

9' 7" x 7' 11" ( 2.92m x 2.41m )

Double glazed window to the rear aspect. Built in wardrobes. Wall mounted radiator.

## **En- Suite**

Double glazed window to the side aspect. Shower, wash hand basin and low level WC. Wall mounted radiator.

## **Bedroom Two**

9' 5" max x 6' 5" max ( 2.87m max x 1.96m max )

Double glazed window to the side aspect. Wall mounted radiator.

## **Bathroom**

Bath/shower, wash hand basin and low level WC. Double glazed window to the side aspect.

## **Outside**

### **Front Garden**

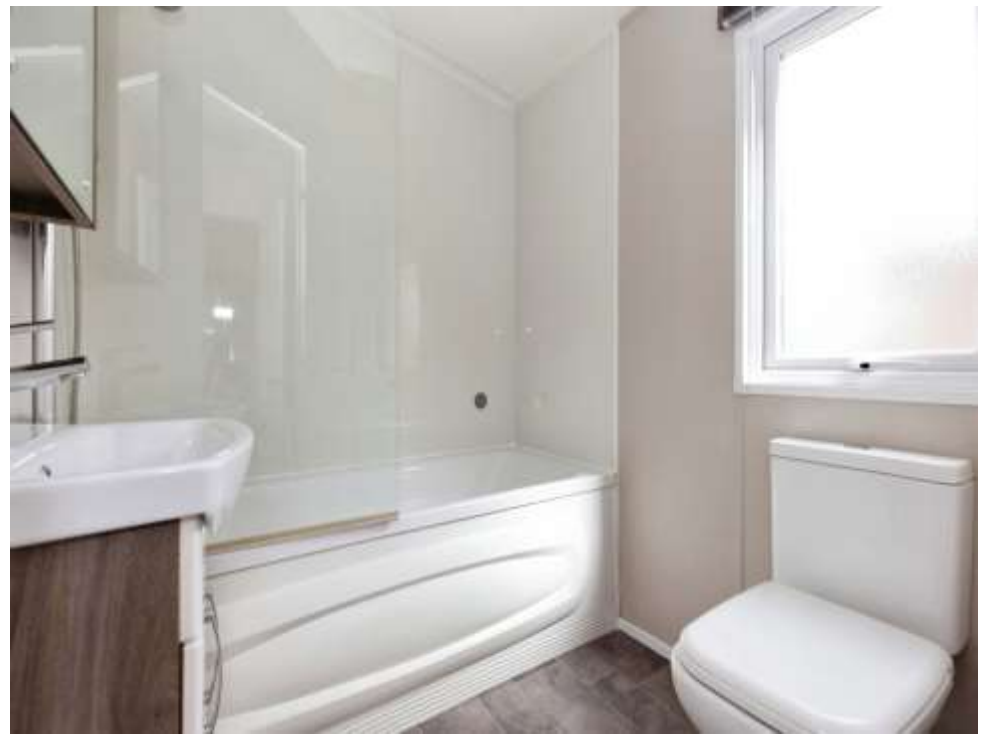
Decking.

### **Rear Garden**

Lawn. Shed.

### **Driveway**









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01604 638 281**  
**E [northampton@connells.co.uk](mailto:northampton@connells.co.uk)**

6 Wood Hill  
NORTHAMPTON NN1 2DA

**EPC Rating: Exempt**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/NHT412764](http://connells.co.uk/Property/NHT412764)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: NHT412764 - 0003