



Connells

Lorraine Drive  
Northampton



### Property Description

Accommodation comprises; entrance porch, entrance hall, living room, extended kitchen/dining room, two bedrooms and a wet room.

Externally, the property boasts a mature rear garden with brick shed and a driveway providing off street parking.

Additional features include gas to radiator central heating and uPVC double glazed windows.

### 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.

## Entrance Porch

Enter via UPVC door to the front aspect.

## Entrance Hall

Wood and glazed door. access to loft space.

## Living Room

13' 11" x 9' 11" max ( 4.24m x 3.02m max )

Double glazed window to the front aspect. Wall mounted radiator. Wall lights.

## Kitchen / Diner

21' 10" max x 8' 6" ( 6.65m max x 2.59m )

Wall and base units. Worksurfaces. Sink and drainer unit with mixer taps. Built in oven, hob and hood over. Space and plumbing for washing machine. Wall mounted radiator. Part tiled walls. Double glazed window to the side aspect. Sliding doors tot he rear aspect.

## Bedroom One

12' x 9' 1" ( 3.66m x 2.77m )

Double glazed window to the rear aspect. Wall mounted radiator. Fitted wardrobes. Over head and base storage units.

## Bedroom Two

8' 10" x 7' 7" ( 2.69m x 2.31m )

Double glazed window tot he front aspect. Wall mounted radiator.

## Wet Room

Electric shower, wash hand basin and low level WC. Tiled walls. Heated towel rail.

## Outside

### Rear Garden

Mainly laid to lawn. Flower and shrub beds. Timber and brick built sheds. Tap. Gated side access.

### Front Garden

Block paved.









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)

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**EPC Rating: E**

Tenure: Freehold

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