



**Connells**

St. Philips Close  
Kettering



## Property Description

NO CHAIN! Situated in a cul-de-sac within the popular Ise Lodge development, this semi detached property offers a lounge, recently refurbished kitchen, three bedrooms, shower room, double garage, off road parking for two cars and enclosed rear garden. The property also benefits from having gas central heating throughout.

## 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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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 Hall

With doors leading to the lounge, kitchen and shower room and stairs leading to the first floor.

## Lounge

15' 11" x 12' 11" ( 4.85m x 3.94m )  
With a window to the side and rear.

## Kitchen

9' 2" x 9' 10" ( 2.79m x 3.00m )  
Recently refurbished with a range of matching wall and base units with worktop over, integrated oven, sink and drainer and an understairs storage cupboard. Window to the side and a door to the side leading to the rear garden.

## Shower Room

With a w/c and sink in vanity unit, shower cubicle, underfloor heating, towel radiator and a window to the side.

## First Floor Landing

With doors leading to bedrooms one, two and three.

## Bedroom One

14' 11" x 7' 10" ( 4.55m x 2.39m )

With ample in-built cupboard space and a window to the side.

## Bedroom Two

13' 2" x 9' 3" ( 4.01m x 2.82m )

With a window to the front and side.

## Bedroom Three

8' 9" x 7' 9" ( 2.67m x 2.36m )

With a window to the side.

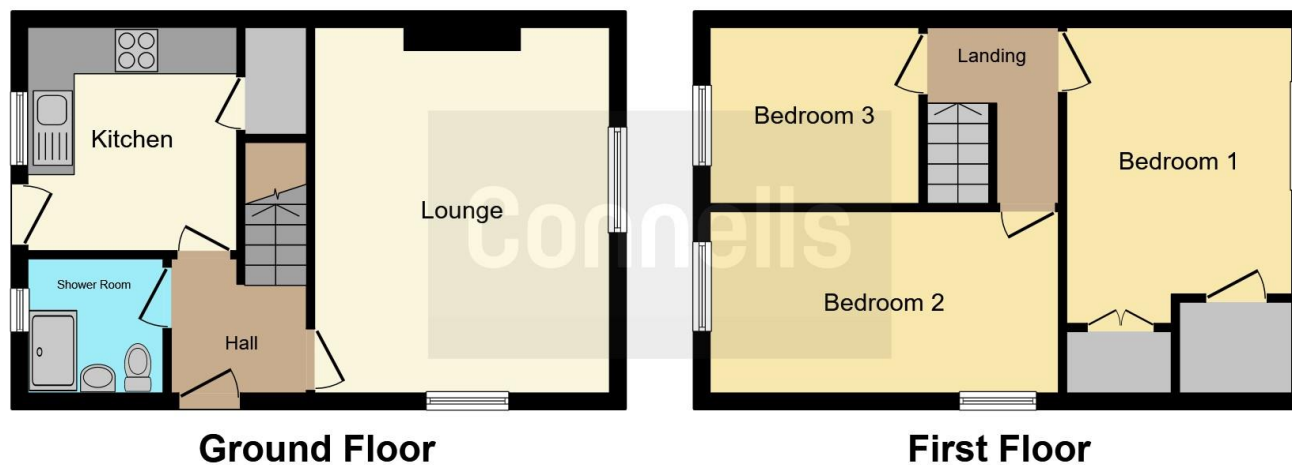
## Rear Garden

A double garage is located inside the rear garden with access gained via the side driveway. The rear garden is lawned.









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

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**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/KTT308054](http://connells.co.uk/Property/KTT308054)**



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.

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