





Property Description

CHAIN FREE

Situated on a highly sought after area of Kettering, overlooking green space and Woodland Spinney, is this three bedroom semi-detached dorma bungalow. Offering many local amenities surrounding including primary and secondary schools, Tresham College, local shops, along with easy access to Kettering Town Centre, Train Station and the A14. The property itself offers generous living space with the added bonus of separate dining room, three good size bedrooms, two shower rooms along with front and rear gardens, driveway suitable for multiple vehicles and single garage.

On entering the property you are greeted by the entrance hall which houses the stairs to the first floor along with access to the rooms of the property. The lounge is to the rear of the property overlooking the rear garden by French patio doors and features an open plan fire, perfect for those cosy nights in. The dining room is to the front of the property and perfectly leads through to the lounge by double doors, giving an Open Plan feel. The kitchen is to the rear and is fully fitted with a range of wall and base units and integrated oven and hob. Following through from the kitchen is the utility room. Bedroom two is situated on this floor to the front of the property and is a good size double bedroom. Completing this floor is a shower room which also comprises of a convenient WC.

To the first floor are the further two bedrooms,

both of which are good size along with a second shower room.

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.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

Ground Floor

Entrance Hall

Kitchen

11' 6" x 8' 2" (3.51m x 2.49m)

Utility Room

9' 5" x 9' 5" (2.87m x 2.87m)

Living Room

14' 9" x 11' 6" (4.50m x 3.51m)

Dining Room

11' 10" x 10' 6" (3.61m x 3.20m)

Bedroom Two

12' 6" x 11' 6" (3.81m x 3.51m)

Shower Room

First Floor

Landing

Bedroom One

12' 2" x 7' 7" (3.71m x 2.31m)

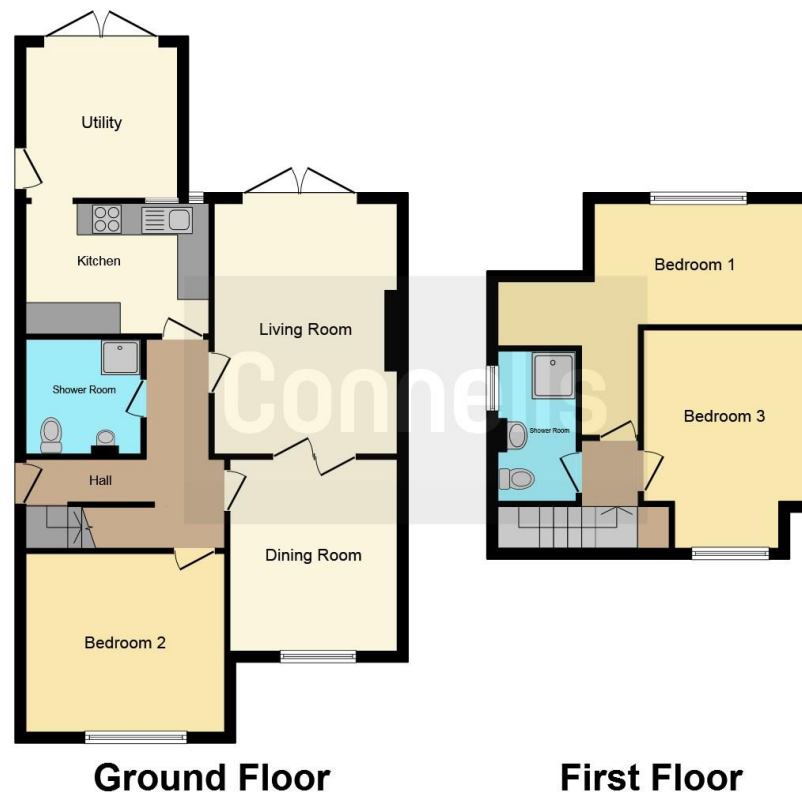
Bedroom Three

12' 10" x 10' 6" (3.91m x 3.20m)









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

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EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/KTT308069



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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