



Connells

Mill Road  
Kettering





### Property Description

Situated within walking distance from Kettering Town Centre is this three bedroom mid terraced three bedroom property. This property has full potential to become your forever family home, alternatively a great investment opportunity. Offering three bedrooms, generous living space and driveway to the front, this is a property not to be missed. Surrounding the property are many local amenities including easy access to Kettering Train Station and play parks.

On entering the property you are greeted by the entrance hall which houses the stairs to the first floor. The lounge is situated to the front of the property and is flooded with natural light due to the bay window to the front. In this room there is a feature fireplace with log burner, a great place to relax of an evening. Leading through from the lounge is the dining room, offering a great place for family get together's. The kitchen is positioned to the rear of the property overlooking the courtyard.

The three bedrooms are to the first floor. Two of these are good sized double bedrooms with the third bedroom being an ample single, perfect for a nursery.

Externally of the property is a fully enclosed courtyard. To the front of the property is a driveway with potential space for two vehicles.

### 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.

Ground Floor

Entrance Hall

Lounge

11' 5" x 11' 5" ( 3.48m x 3.48m )  
Double glazed bay window to the front, feature fireplace with log burner.

Dining Room

11' 10" x 11' 10" ( 3.61m x 3.61m )  
Double glazed window to the rear.

Kitchen

14' 11" x 9' 3" ( 4.55m x 2.82m )  
Double glazed door leading to the rear, wall and base units with rolled edge work surfaces, sink drainer.

First Floor

Landing

Airing cupboard

Bedroom One

14' 10" x 11' 5" ( 4.52m x 3.48m )

Bedroom Two

11' 10" x 8' 5" ( 3.61m x 2.57m )

Bedroom Three

11' 5" x 5' 11" ( 3.48m x 1.80m )

Bathroom

Loft Space

Fully boarded, lights.

Externally

Rear Courtyard

Driveway To The Front















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/KTT308317](http://connells.co.uk/Property/KTT308317)**



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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