



**Connells**

St. Philips Close  
Kettering





### Property Description

Situated in a cul-de-sac within the highly popular area of Ise Lodge, Kettering is this three bedroom semi-detached property. This semi-detached property offers generous space with a separate lounge and dining room, fully fitted kitchen, three bedrooms with family bathroom, along with driveway, single garage and enclosed rear garden. The property is surrounded by many local amenities including well regarded primary and secondary schools, local shops and play parks, along with easy access to Kettering Town Centre, Train Station and the A14.

On entering the property you are greeted by the entrance hall which allows access to the lounge, dining room and cloakroom, and houses the stairs to the first floor. The lounge is a generous size and is the perfect place to relax of an evening. The dining room is ideal for those family meals and entertaining. Adjoining the dining room is the kitchen which floods both the dining room and kitchen with natural light due to the large window in the kitchen and the window between the two rooms. Completing this floor is the family bathroom.

The three bedrooms are to the first floor with the master bedroom boasting its own built in wardrobes. Two of the bedrooms are good size double with the third bedroom being an ample single bedroom.

Externally of the property is a good size front garden which allows off street parking for multiple vehicles before leading to the single

garage. The rear garden is fully enclosed and boasts a patio.

### 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**

**Lounge**

15' 11" x 12' 11" ( 4.85m x 3.94m )  
Double glazed windows to the front and side.

**Dining Room**

9' 11" x 9' 2" ( 3.02m x 2.79m )

**Kitchen**

15' 7" x 8' 11" ( 4.75m x 2.72m )  
Double glazed door leading to the garden.

**Bathroom**

**First Floor**

**Bedroom One**

13' 2" max x 9' 1" ( 4.01m max x 2.77m )  
Double glazed window to the front, built in storage.

**Bedroom Two**

14' 11" x 7' 10" ( 4.55m x 2.39m )  
Double glazed window to the front and side.

**Bedroom Three**

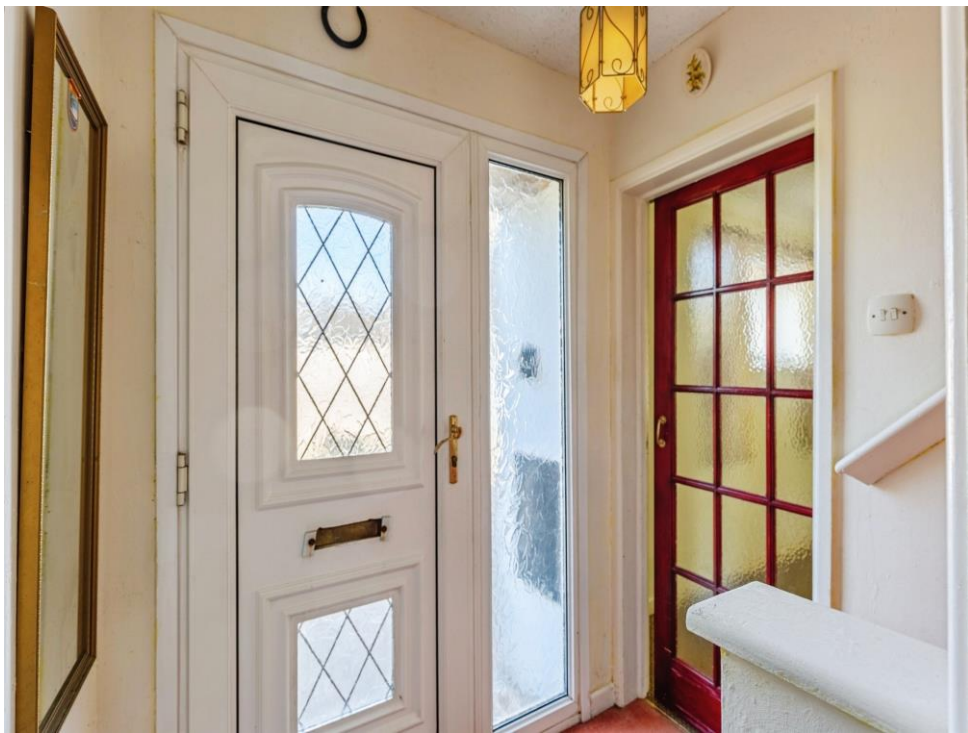
8' 10" x 7' 10" ( 2.69m x 2.39m )  
Double glazed window to the rear.

**Externally**

**Rear Garden**



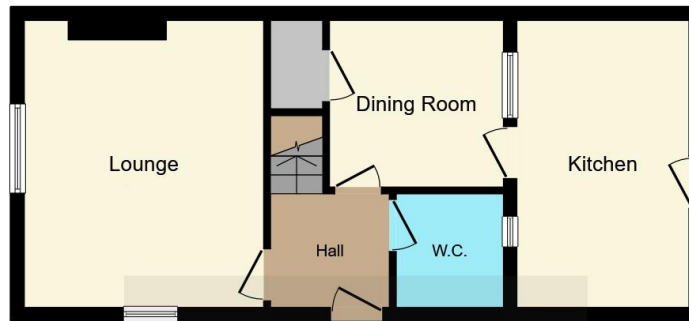




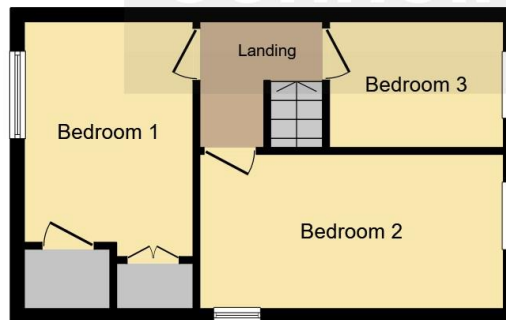








**Ground Floor**



**First Floor**

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 01536 411 811**  
**E [kettering@connells.co.uk](mailto:kettering@connells.co.uk)**

5 Montagu Street  
 KETTERING NN16 8XG

**EPC Rating: E**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/KTT308342](http://connells.co.uk/Property/KTT308342)



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: KTT308342 - 0003