



Maple Farm Ash Lane, Collingtree Northampton NN4 0NB

welcome to

Maple Farm Ash Lane, Collingtree Northampton

William H Brown are pleased to offer for sale this converted barn situated on the edge of the village between Collingtree and Milton Malsor. The property boasts a wealth of character including vaulted ceilings, exposed beams and its own unique layout.



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 Hall

Entered via double glazed door to the front aspect, two double glazed timber frame windows to the side aspect, tiled floor, radiator, door to cupboard housing freestanding boiler and opening to inner lobby and dining room.

Lounge

19' 7" max x 13' 8" (5.97m max x 4.17m)
Timber double doors to the entrance hall, two double glazed windows to the front aspect, two

double glazed windows to the rear aspect, log burner, vaulted ceiling, tiled flooring with under floor heating and air conditioning unit.

Dining Room

14' 5" x 13' 9" (4.39m x 4.19m)
Double glazed window to the rear aspect, double glazed stable door to the rear garden, ceramic tiled floor, vaulted ceiling, under floor heating and opening to kitchen.

Kitchen

11' 3" x 10' 6" (3.43m x 3.20m)
Double glazed window to the side aspect, fitted with a range of base timber units and stone work surfaces over, Butler sink, integrated dishwasher, space and plumbing for washing machine and tumble dryer, range style cooker and hob with extractor hood over, tiled flooring, vaulted ceiling and under floor heating.

Lobby

14' 4" x 13' 6" (4.37m x 4.11m)
Two double glazed timber framed windows to the side aspect, radiator, stairs rising to the first floor landing and door to storage cupboard.

Bedroom Two

12' 8" x 10' 2" (3.86m x 3.10m)
Double glazed window to the rear aspect, further double glazed window, exposed beam, radiator and vaulted ceiling.

Bedroom Three

13' 7" x 9' 5" (4.14m x 2.87m)
Double glazed timber frame window to the front aspect and radiator.

Shower Room

(This room is only partly completed). Double glazed timber frame window to the side aspect, low flush WC, wash hand basin, stone floor tiles and extractor fan.

First Floor

Bedroom One

24' 5" max x 13' 6" (7.44m max x 4.11m)
Two double glazed timber framed windows to the front and side aspects, two radiators. double glazed timber French doors to Juliet style balcony, wooden floorboards, exposed timber roof supports, air conditioning unit, door to en suite and an open staircase to the ground floor accommodation.

En Suite

Double glazed timber frame window to the side aspect, suite comprising pedestal wash hand basin, low flush WC, roll top claw foot bath and an open shower area, radiator, extractor fan, partly tiled walls and tiled flooring.

Front

Block paved providing off road parking, gravelled area and gated access.

Rear Garden

Mainly laid to lawn with paved patio area, outside tap and gated rear access.



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Maple Farm Ash Lane, Collingtree Northampton

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Converted Barn
- Three Bedroom Link Detached

Tenure: Freehold EPC Rating: F

guide price

£375,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NMS114428 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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