



Kipton Field, Rothwell Kettering NN14 6ED



welcome to

Kipton Field, Rothwell Kettering

OPEN HOUSE EVENT - 11.00AM - 1.00PM 22ND JUNE VIA APPOINTMENT ONLY.

William H Brown are delighted to offer this three bedroom detached house with single garage and off road parking for several vehicles. Sold via our



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

Entry via a door to the front, features include radiator and staircase to first floor landing.

Lounge / Diner

24' 3" x 11' 10" (7.39m x 3.61m)

This room features double glazed window to the front aspect, double glazed French doors to the rear garden, two radiators and an electric fire with surround.

Kitchen

8' 10" x 7' (2.69m x 2.13m)

A fitted kitchen comprising a range of wall and base units, sink and drainer unit, work surface, space and plumbing for a washing machine and white goods, under stairs cupboard/pantry, double glazed window to the side aspect and double glazed door to the rear garden.

Landing

Staircase from the entrance hall, features include an airing cupboard housing the combi boiler, doors to bedrooms and bathroom.

Bedroom One

11' 4" into wardrobes x 9' 2" (3.45m into wardrobes x 2.79m)

This room features double glazed window to the front aspect, radiator and fitted wardrobes.

Bedroom Two

11' 4" x 9' max (3.45m x 2.74m max)

This room features double glazed window to the rear aspect and a radiator.

Bedroom Three

6' 5" x 5' 11" (1.96m x 1.80m)

This room features double glazed window to the front aspect and a radiator.

Bathroom

A three piece suite comprising a bath with shower over, wash hand basin and WC, features include a radiator, part tiling and a double glazed window to the rear aspect.

Rear Garden

A mainly laid to lawn garden with a paved patio.

Garage

A single garage.

Parking

Off road parking for several vehicles.



view this property online williamhbrown.co.uk/Property/RWL107684



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- OPEN HOUSE EVENT - 11AM - 1PM - 22ND JUNE
- Three Bedroom Detached House

Tenure: Freehold EPC Rating: D

guide price

£180,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/RWL107684](https://www.williamhbrown.co.uk/Property/RWL107684)



Property Ref:
RWL107684 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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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