



**Desborough Road, Rothwell Kettering NN14 6JG**



**welcome to**

**Desborough Road, Rothwell Kettering**

William H Brown are delighted to offer this three bedroom detached house with off road parking for two vehicles in Rothwell. Potential detached office space.



## 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.

### Entrance Frontage

Attractive frontage leading to the entrance hall.

### Entrance Hall

Entrance via stained glass front door with stained glass side panels, tiled floor and radiator.

### Cloakroom

Obscure double glazed window to side aspect, low level WC, wash hand basin with mixer tap and vanity unit.

### Lounge

23' 4" to bay x 12' 2" ( 7.11m to bay x 3.71m )

Double glazed leaded bay window to front, feature open fireplace with wood surround and further feature fireplace, two radiators.

### Kitchen

8' 11" x 6' 11" ( 2.72m x 2.11m )

Double glazed window to side, range of wall and floor units, gas hob with electric oven, space and plumbing for dish washer, boiler, sink with mixer tap over

### Conservatory

19' 5" x 19' 9" widest ( 5.92m x 6.02m widest )

Spacious room with French doors leading into garden, radiator.

### Landing

Double glazed window to side aspect, loft access and doors to all rooms.

### Bedroom One

12' 6" x 10' 5" ( 3.81m x 3.17m )

Leaded double glazed window to front, feature open fireplace, radiator.

### Bedroom Two

12' 4" x 11' 5" ( 3.76m x 3.48m )

Double glazed window to rear, wall lights and radiator.

### Bedroom Three

7' 11" x 7' ( 2.41m x 2.13m )

Double glazed window to rear, deep skirting and radiator.

### Bathroom

Obscure double glazed leaded window to front aspect, roll top bath with claw feet, mixer tap and shower over, wash hand basin in vanity unit, low level WC, tiled floor and radiator.

### Externally Front

Off road parking for two vehicles.

### Rear Garden

Mainly laid to lawn with mature trees and shrubs, paved seating area.

### Utility Room (outside)

WC, sink and plumbing for washing machine.

### Outbuildings

Two detached buildings, one currently used as the utility room, the other has potential for office space with power, light and Internet.



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## **Desborough Road, Rothwell Kettering**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Offered via our Modern Method Of sale
- No onward chain

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

**£215,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RWL107593 - 0002

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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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