



Lower King Street, Desborough Kettering NN14 2RG

welcome to

Lower King Street, Desborough Kettering

William H Brown welcomes you to this charming double fronted Victorian cottage nestled in the heart of the market town of Desborough close to all amenities, schools and parklands, great road links to the A14 and short a drive to the train station. **** VIEWING IS HIGHLY RECOMMENDED CALL US NOW****



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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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

Entrance via a double glazed door into the spacious kitchen/diner.

Kitchen/diner

16' 1" x 9' 11" max (4.90m x 3.02m max)
This room will offer you two doubled glazed windows with fitted blinds to the front aspect, a generous sized kitchen diner that comprises a fitted kitchen to one end of the room with wall and base units with work surfaces over, fitted wine rack,

stainless steel sink and drainer, built-in electric oven with a gas hob over and is complimented with an extractor fan cooker hood above, plumbing for washing machine and space for further appliances, radiator, spotlighting to ceiling and opening to the spacious dining area.

Sitting Room

12' 9" max x 12' (3.89m max x 3.66m)

This room provides a double glazed window to the rear aspect, feature fireplace housing a gas fire with a fitted shelf to one side, wall lights, under stairs storage cupboard, coving to ceiling, fitted carpet, TV and telephone points along with internet points and door to inner hallway.

Inner Hallway

This area provides you with access to the back porch and the rear garden, stairs to the first floor complimented with wall lights.

Landing

This area leads to the three bedroom and family bathroom, loft access, power point.

Bed Room One

10' 10" into recess x 9' 11" (3.30m into recess x 3.02m)

This master bedroom is situated at the front of the property and offers a double glazed window to the front aspect, radiator, carpet flooring and door to the landing.

Bedroom Two

12' x 7' 9" (3.66m x 2.36m)

The second bedroom is situated at the rear of the property and offers a double glazed window to the rear of the property and offers coving to the ceiling, radiator and door to the landing.

Bedroom Three

9' x 6' 10" (2.74m x 2.08m)

This bedroom is situated at the rear of the property and offers a double glazed window to the rear, built-in storage cupboard over the stair well housing the combi boiler and additional space with hanging rails,

coving to ceiling and wood effect flooring.

Family Bathroom

This spacious family bathroom is offering a double glazed window with fitted blind to the front aspect, comprising of a three piece white suite, bath complimented with a mixer tap, hand wash basin and low level WC, tiling to water sensitive areas, generous sized airing cupboard, coving to ceiling, cushion vinyl flooring, door to landing.

Rear Garden

At the rear of the property you will find a generous sized family garden, enclosed via timber fencing, seated patio area at both ends of the garden, mainly laid to lawn with pathway to one side, also benefiting from two brick built storage barns, the smaller one offering lighting and water supply and the larger one offering lighting, power and a window to the rear, side access to the front aspect.

Local Area

This property is in walking distance to the local shops, schools and bus route, near by are parklands and dog walks, close to A 14 and the train station is a short drive away.

Auctioneer's Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance. The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation 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



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Lower King Street, Desborough Kettering

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Double Fronted
- Kitchen/Diner

Tenure: Freehold EPC Rating: D

guide price

£125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RWL106674 - 0004

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.



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