



Ivy Lane, Finedon NN9 5NE

welcome to

Ivy Lane, Finedon

A beautiful two bedroom semi detached bungalow with generous conservatory, modern kitchen and bathroom. Well presented through out, with timber framed cabin and garage in a block in a sought after village location. Early viewing a must to avoid disappointment.



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 Porch

UPVC double glazed door and window to side, step up:

Entrance Hall

Part frosted double glazed door to front, wood laminate flooring, radiator, hatch to loft.

Lounge

13' 9" x 11' 9" (4.19m x 3.58m)
Double glazed patio door to rear, feature fireplace, wood laminate flooring, radiator, coving to ceiling.

Kitchen

10' 5" x 8' 9" (3.17m x 2.67m)
Double glazed window to rear. Kitchen comprising single drainer sink unit inset to work surface, base and wall storage cupboards, plumbing for washing machine, built-in oven, hob and extractor, radiator, tiled splash backs, double glazed door to side.

Lean-To

Brick and UPVC double glazed doors to front and rear, tiled floor.

Conservatory

12' 4" x 11' 7" (3.76m x 3.53m)
Brick and UPVC construction. Double glazed windows to side and rear, further double glazed door to side, radiator.

Bedroom One

9' 9" x 8' 9" (2.97m x 2.67m)
Double glazed window to front, built-in floor to ceiling wardrobes, wood laminate flooring, radiator..

Bedroom Two

10' 9" x 10' 4" max (3.28m x 3.15m max)
Double glazed window to front, wood laminate flooring, radiator.

Bathroom

Frosted double glazed window to side. Suite comprising walk-in bath with shower above and to the side, pedestal wash hand basin, low level WC, built-in storage cupboard, tiles floor, radiator, coving to ceiling.

Outside

Front Garden

Enclosed, laid mainly to lawn, flower borders, side pedestrian access to rear.

Rear Garden

Enclosed, block paved patio area, laid mainly to lawn, further raised decked patio area, steps up to:

Cabin

Timber framed, light and power connected, door to front.

Room One

11' 9" x 9' (3.58m x 2.74m)
Double door to front, window to side, double doors to:

Room Two

11' 9" x 7' 2" (3.58m x 2.18m)
Window to front.



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Ivy Lane, Finedon

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Beautifully presented semi detached bungalow
- Sought after village location

Tenure: Freehold EPC Rating: F
Council Tax Band: C

guide price

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WBR113947 - 0004

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william h brown



01933 276622



wellingborough@williamhbrown.co.uk



5 Sheep Street, WELLINGBOROUGH,
Northamptonshire, NN8 1BL



williamhbrown.co.uk