

make the move



55 Woodland Avenue

Barton Seagrave
Kettering, NN15 6QS

Auction Guide:

£145,000-£155,000

FOR SALE BY PUBLIC AUCTION

Wednesday 30th April, 2025

11.00am

LIVE STREAM AUCTION

Auction house

01604 259 773

www.auctionhouse.co.uk/northamptonshire

An attractive modern semi-detached, two-bedroom bungalow with off road parking and south facing garden, located close to local amenities in Barton Seagrave.

- Semi-detached bungalow
- Two-bedroom
- Off-Road Parking
- South facing garden
- Remodelling potential
- EPC: B

LOCATION

Barton Seagrave is an attractive suburb on the south-eastern side of Kettering. Local amenities include a parade of shops close to the property where there is a fish & chip shop, general store and a day nursery. Other facilities within the village include the Parish Church of St Botolphs, Barton Seagrave Cricket Club and easy access to Wickstead Park.

ACCOMMODATION

ENTRANCE HALL

Approached through a uPVC front door, the entrance hall has a built-in cupboard with shelving and hanging space. This area also includes the gas and electricity meters.

BEDROOM ONE

North facing room with a coved ceiling and four casement PVCU bay window to the front elevation.

INNER HALL

Leading from bedroom one to all further rooms, the inner hall has roof void access via loft hatch with retractable ladder.

BEDROOM TWO

A single room with coved cornice to ceiling and casement window and a double-glazed door opening to the side access.

SHOWER ROOM

A white bathroom suite comprised of a quadrant shower with Mira power shower, pedestal wash basin and WC. Ceramic tiling to the walls from floor to ceiling with a wall mounted stainless steel vertical heated towel rail and fitted mirror. Window to side elevation.

SITTING ROOM

South facing with a coved cornice and casement window with PVCU double glazed French doors opening to the rear sundeck and garden.

KITCHEN

A modern range of fitted floor and wall cabinets and laminated working surfaces incorporating a stainless-steel sink unit with mixer tap. There is a Zanussi eye level oven and four burner ceramic hob beneath a concealed cooker hood. There is plumbing for washing machine, space for a fridge and window to the rear elevation.

OUTSIDE

The property is set from Woodland Avenue behind a front garden bounded an established Laurel hedge with a private drive and gravel parking area and with a side pedestrian gate leading to the rear garden.

At the side of the property there is an external water tap and this leads onto an area housing a wooden store, bin store and the rear garden. The wooden store has a lined interior, light and power connections this building would prove ideal for use as a workshop.

A timber sundeck containing a fixed gazebo and beyond this the garden has largely been used for the production of vegetables and there are a number of young fruit trees as well as an aluminium framed greenhouse. The garden faces in a southerly direction.

ADDITIONAL INFORMATION

THE ROOF

The Solar panels are held on a 25-year lease entered into by the deceased owner in 2015 for a term expiring in 2040 with a company by the name of A Shade Greener (F13) LLP (2) a copy of this lease is available for inspection on the legal pack.

COUNCIL TAX

North Northamptonshire Council - Band B

PRICE INFORMATION

Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures for which the property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during auction) which we expect will be set within the guide range or no more than 10% above a single figure guide. Additional fees and disbursements will be charged to the buyer - see individual property details and special conditions of sale for actual figure.

ADDITIONAL CHARGES

The purchaser will be required to pay an administration charge of £900 (£750 plus VAT). The purchaser will also be required to pay a buyers premium charge of £1,800 (£1,500 plus VAT).



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