



65 Lorraine Crescent, Boothville, Northampton, NN3 6HW



For illustration purposes only - not to scale

## For auction Auction Guide £190,000

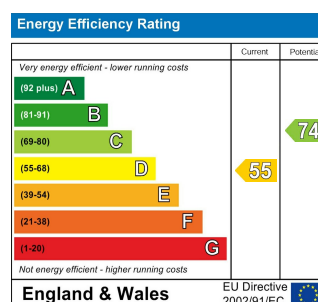
FOR SALE BY AUCTION ON WEDNESDAY 12TH JUNE 2024 COMMENCING AT 11 AM - SALE VIA A LIVE-STREAMED AUCTION

GUIDE PRICE: £190,000 - £210,000

VIEWINGS BY APPOINTMENT ONLY - SATURDAY 18TH, 25TH MAY AND 1ST, 8TH JUNE 10.45 TO 11.15AM

A fully refurbished two bedroomed semi-detached bungalow in popular suburb of Northampton ideal for owner occupation or as a residential investment and with attractive gardens to front and rear. The interior has the benefit of gas fired radiator central heating with new internal doors, refitted kitchen with appliances, new carpets and flooring and complete redecoration.

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## ACCOMMODATION

### ENTRANCE HALL

7'7 x 2'8

Approach through a double glazed front door within a recessed porch the hall has luxury vinyl tiled flooring and there are molded panelled doors leading to:-

### LOUNGE

14'8 x 10'0

With PVCu double glazed three casement bay window to front elevation this room has a coved ceiling.



### KITCHEN

11'3 x 8'2

Refitted with floor and wall cabinets with quartz work surfaces incorporating a composite underslung sink unit with mixer tap over and Lamona low level oven with four place ceramic hob and extractor hood above. There is space for a fridge/freezer, LVT flooring, a window to the rear elevation and a door to the side access.



### BEDROOM ONE

12'2 x 9'5

With a fitted cupboard this room has a coved ceiling and two casement PVCu window overlooking the rear garden.



### BEDROOM TWO

9'2 x 7'7

Also with coved ceiling and PVCu window to front elevation.



### BATHROOM

5'7 x 5'0

Comprising white suite of panelled bath with Bristan integrated shower over and glazed screen, vanity wash space with cupboard under, WC and stainless steel vertical heated towel rail. There is ceramic tiling from floor to ceiling and window to side elevation as well as LED spotlights.



### OUTSIDE

The bungalow stands back from Lorraine Crescent behind an open plan front garden laid to lawn with established shrubs. A side pedestrian access leads through a gate to:-

### REAR GARDEN

Approach by a large paved terrace where there is an external water tap the garden contains an external store built partly of brick and partly with PVCu double glazing and measuring 12'8 x 5'2 ft, this is useful as a potting/storage shed and has light and power connected.

The garden stretches away from the property with a lawned area surrounded by well stocked flower borders containing a variety of mature shrubs and magnolia and red robin trees. The garden is surrounded by close bordered fencing.



### SERVICES

Main, drainage, gas, water and electricity are connected. Central heating is through radiators from an Imini 2 C30

combination gas fired boiler also providing domestic hot water.

### COUNCIL TAX

West Northamptonshire Council - Band B

### PRICE INFORMATION

\*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a 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 the 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 figures.

### BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £720 (£600 plus VAT).

### BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £900 (£750 plus VAT).

### HOW TO GET THERE

From Northampton town centre proceed in a north easterly direction along the A5123 Kettering Road passing the Northampton Racecourse, through Kingsley and into Spinney Hill. At the traffic light junction with Spinney Hill road continue straight on along the Kettering Road towards Boothville and then take the fourth turning on the left hand side into Lorraine Drive and then take the second turning on the left into Lorraine Crescent where the property stands on the right hand side. The property backs on to the playing fields of Thomas Beckett School.

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For further information on viewing call 01604 259773