



**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 £900 (£750 plus VAT).

**BUYERS PREMIUM CHARGE**

The purchaser will be required to pay a buyers premium charge of £2,160 (£1,800 plus VAT)

**HOW TO GET THERE**

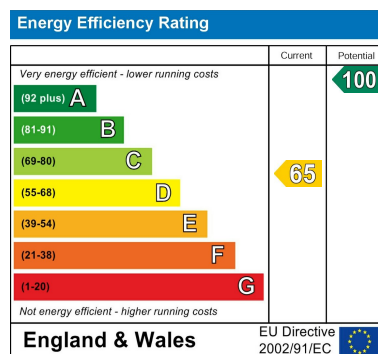
From junction 15a of the M1 proceed in a southerly direction signposted towards Towcester along the A43 dual carriageway and take the first exit left signposted to the village of Blisworth. Proceed down the hill along the Towcester Road and into the village towards the Grand Union Canal. At the bottom of the hill there is a junction with the High Street, turn left into Gayton Road and immediately right and follow the road as it proceeds up the hill passing the boat yard on the right hand side. The entrance to White Gates is the next on the right hand side.

DOI RG10072024/9918



Not to scale. For illustrative purposes only

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# White Gates 6 Gayton Road, Blisworth, Northampton, NN7 3BN



## For Auction - Guide £450,000 to £475,000

FOR SALE BY AUCTION ON WEDNESDAY 20TH NOVEMBER 2024 COMMENCING AT 11AM - SALE VIA A LIVE STREAMED AUCTION

GUIDE PRICE: £450,000 TO £475,000

VIEWING - BY APPOINTMENT ONLY - SATURDAY 19TH OCTOBER - 10.00AM TO 10.30AM

This fine individual detached three bedroomed property was constructed in the 1950's in an elevated position on the outskirts of the village of Blisworth commanding superb views overlooking the Grand Union Canal. The house is now in need of modernisation and refurbishment offering significant potential to extend into the existing loft space or to fully re-develop the site for a substantial dwelling. The house stands in a substantial plot extending to approximately 0.34 of an acre with an attached double garage and gardens which side onto and back onto open pasture.

9 Westleigh Office Park, Northampton, NN3 6BW

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## ACCOMMODATION

### ENTRANCE HALL

13'0 x 5'3

Approached through a reeded glass door the hall gives direct access to two of the bedrooms and via a passage to the reception rooms, the kitchen and bathroom.

### LOUNGE

13'6 x 13'0

With an engineered oak floor this room has an attractive eight casement low sill bay window to the south elevation, has a sealed fireplace, a TV and wall light points.



### DINING ROOM

13'0 x 10'8

Also with engineered oak floor this room has an open hearth tiled fireplace and french doors standing in a picture window to the south elevation.



### KITCHEN

12'10 x 10'7

Fitted with floor and wall cabinets with oak fronted units incorporating stainless steel sink unit, low level oven and four place gas hob with cooker hood over. There is a walk in pantry and the kitchen window enjoys views over the Grand Union Canal. A door leads to:-



### UTILITY ROOM

14'6 x 11'2

Of single brick skin construction beneath a poly carbonate roof there are windows overlooking the gardens to the rear and a door gives access to the driveway. An internal door opens to the double garage.

### BEDROOM ONE

12'7 x 12'7

With a two casement window to the rear elevation and a further window to the side.



### BEDROOM TWO

12'0 x 9'2

With a three casement window to the rear elevation.



### BEDROOM THREE

11'0 x 10'8

Currently used as a study this room has windows to the front and side elevations.

### BATHROOM

9'1 x 6'9

With a white suite of panelled bath, pedestal wash basin and WC. There is a ceramic tiled shower cubicle with pivot door, heated towel rail, LVT flooring, fan heater and a window to the rear elevation.



### LOFT SPACE

43'8 x 9'05 (between purlins)

Accessed from a retractable ladder in the inner hallway the substantial loft space is partly boarded and has a window to the gable elevation. The loft also houses the Worcester gas fired boiler.

### DOUBLE GARAGE

17'10 x 17'8

Approached through a double up and over door with light and power connected.

### OUTSIDE

White Gates is approached through a panelled five bar gate opening to a private gravelled drive giving ample parking and turning space for several vehicles. The drive is flanked on the western side by an area of lawn with well stocked flower and shrub borders with a paled fence forming the boundary between the garden and the adjoining paddock. The driveway continues along the side of the house through another gate leading to additional parking at the rear in front of the attached double garage. Beyond the garage there is a timber garden store and a pedestrian gate leads to an additional area of garden formerly used for grazing now down to long grass and bounded by post and rail fencing.

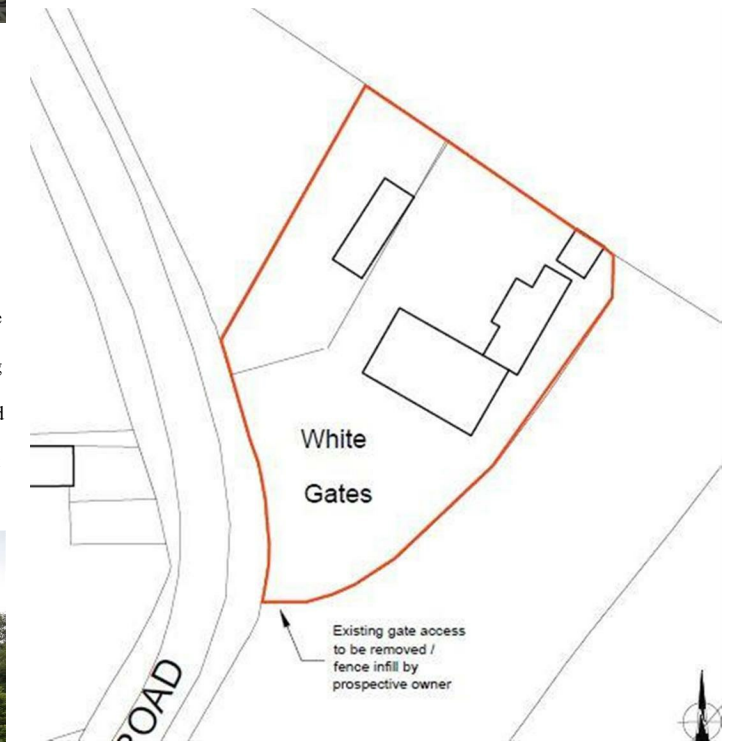


### VIEW



### SERVICES

Main drainage, water and electricity are connected. Central heating is through radiators from a Worcester combination gas fired boiler installed in 2019. The property has the benefit of PVCU double glazing.



### LOCAL AMENITIES

Blisworth has its own supermarket/post office/newsagent, doctor's surgery, church, Baptist chapel, public house, village hall, playing fields, many active clubs and leisure groups and a primary school which feeds into Roade Secondary school, the only sports college in Northamptonshire. The Grand Union Canal also runs through the village and boasts the third longest navigable tunnel in the UK. Mainline train services to London Euston, Milton Keynes and Birmingham New Street are available from Northampton station 5 miles away.

### COUNCIL TAX

West Northamptonshire Council - Band D

For further information on viewing call 01604 259773