



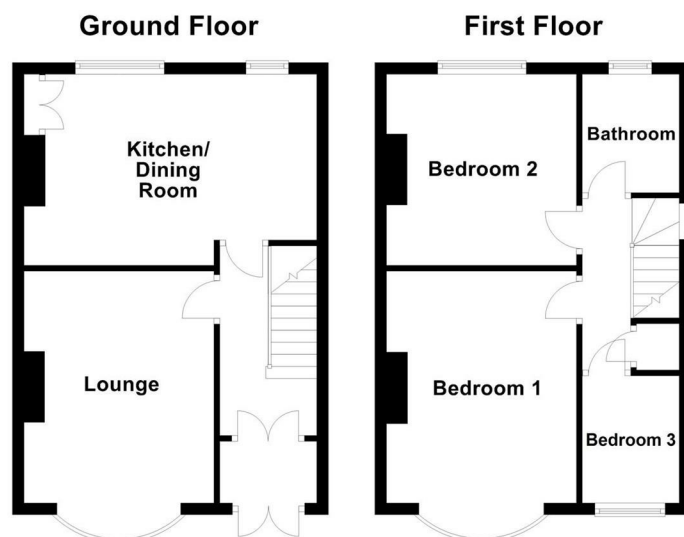
**LOCAL AMENITIES**

Within the village, there is the Parish Church of St. Peter and St. Paul. There is a Village Hall, a WI and a short mat Bowls Club. There is a Day Nursery and Primary education at the Rothersthorpe C.E. Primary School with Secondary education at Bugbrooke Campion School.

**HOW TO GET THERE**

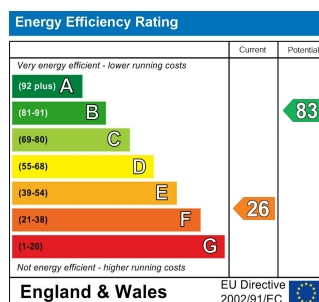
From Northampton town centre proceed in a southwesterly direction along Towcester Road to the roundabout junction with the A45. Take the fourth exit onto the dual carriageway signposted towards Daventry and M1 junction 15a. At the next roundabout continue straight on at the large roundabout with traffic lights signposted towards Swan Valley. At the next traffic light, turn left signposted towards Rothersthorpe and proceed out of the town and over the Grand Union Canal. On entering the village turn right onto Kislingbury Road and the property is along on the right.

DOIRM06092024/9968



Not to scale. For illustrative purposes only

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16 Kislingbury Road, Rothersthorpe, Northampton, NN7 3HZ



**For Auction - Guide £190,000 to £210,000**

FOR SALE BY PUBLIC AUCTION ON WEDNESDAY 26TH OF FEBRUARY 2025 COMMENCING AT 11:00AM

SALE VIA A LIVE-STREAMED AUCTION

GUIDE PRICE: £190,000 TO £210,000

VIEWINGS - BY APPOINTMENT ONLY

A bay fronted detached house which has been owned by the same family for two generations and as far as we are aware, has never been sold on the open market. The property is in need of a complete refurbishment programme but is situated on a generous plot on the edge of the village with views across fields to the front aspect.



# 16 Kislingbury Road, Rothersthorpe, Northampton, NN7 3HZ

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE PORCH

Enter via the double glazed double doors to the entrance porch and glazed double doors lead to:-

#### ENTRANCE HALL

10'8 x 5'3

Stairs rising to the first floor, radiator and doors leading to:-

#### SITTING ROOM

12,9 x 10'8

A double glazed walk in bay window to the front elevation, radiator and ceramic tiled open fireplace.



### FIRST FLOOR

#### LANDING

Door to airing cupboard, leaded light window to the side elevation and doors leading to:-

#### BEDROOM ONE

13'1 x 11'1

A walk in double glazed window to the front elevation with views across the road to fields, radiator and ceramic tiled open fireplace.



#### BEDROOM TWO

10'8 x 10'9

A double glazed window to the rear elevation with radiator under and a ceramic tiled open fireplace.



#### BEDROOM THREE

7'2 x 5'4

A double glazed window to the front elevation and a wall mounted electric heater.

#### BATHROOM

6'8 x 5'5

A three piece coloured suite comprising panelled bath, pedestal wash hand basin and low flush WC, tiled splashback areas, frosted double glazed window to the rear elevation.



### OUTSIDE

#### REAR GARDEN

The rear garden is approximately 80 feet in length and in need of attention with greenhouse and garden shed. There is also two attached brick built storage sheds, one housing an old oil fired boiler. Enclosed by fencing and access to the driveway and courtesy door into the garage.



#### GARAGE/PARKING

A detached garage with up and over door, window to side elevation and a courtesy door to the rear garden. Off road parking to the front of the property and there is restricted access with a narrow driveway to the side of the property leading to the garage which is unsuitable for modern day vehicles.

#### SERVICES

Main drainage, water and electricity are connected. (These have not been tested)

#### COUNCIL TAX

West Northamptonshire Council - Band D

#### 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 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 £1,200 (£1,000 plus VAT).

#### BUYERS PREMIUM FEE

The purchaser will be required to pay a buyers premium charge of £3,000 (£2,500 plus VAT)



#### KITCHEN/DINING ROOM

16'6 x 10'9

Base and eye level units comprising stainless steel single drainer sink unit with cupboard under, built in electric hob with electric oven under, two double glazed windows to the rear elevation, radiator, feature fireplace with wood burning stove on raised hearth, Welsh dresser built into the alcove and door to the side.

For further information on viewing call 01604 259773