



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 £1,800 (£1,500 plus VAT).

HOW TO GET THERE

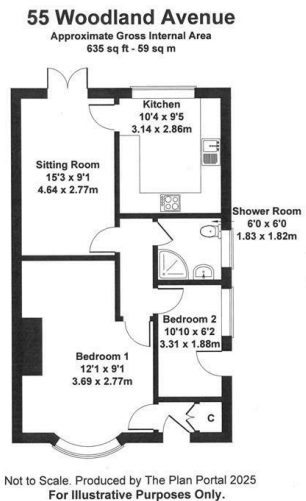
From Kettering town centre proceed in a southerly direction along the London Road and at the mini roundabout junction with the A509 take the first exit onto the Barton Road continuing signposted towards Barton Seagrave passing

Wickstead Park on the right hand side. Continue down into the eyes valley and along the Barton Road which is the A6003. Follow the road as it bears right signposted towards the A14 and at the junction with Cranford Road carry straight on along the Barton Road and then take the second turning on the right into Woodland Avenue. Continue along Woodland Avenue passing Radnor Way and Cottesmore Avenue on your left and the property then stands on the left hand side opposite the Stirrup Cup and Coffee Lounge.

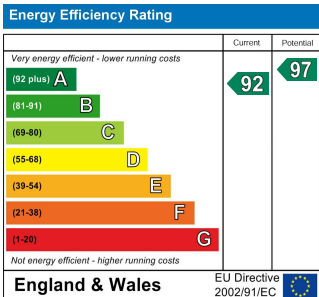
JOINT AGENTS

Naylors Estate Agents
12 The Square, Market Harborough, LE16 7PA
Tel: 01858 450020

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55 Woodland Avenue, Barton Seagrave, Kettering, NN15 6QS



For Auction - Guide £145,000 to £155,000

FOR SALE BY AUCTION ON WEDNESDAY 30TH APRIL 2025 COMMENCING AT 11AM - SALE VIA A LIVE STREAMED AUCTION

GUIDE PRICE: £145,000 TO £155,000

VIEWINGS - BY APPOINTMENT ONLY - SATURDAY 12TH, 19TH AND 26TH APRIL 2025 11.00AM TO 11.30AM

An attractive modern semi detached two bedroomed bungalow with off road parking and south facing garden located close to local amenities in Barton Seagrave. The property has been subject to interior remodelling and an unusual layout which may require remedial work to restore to a more traditional layout. The property is also subject to a lease of the air space of the south side of the roof which includes a solar panel system and allowing the owner of the property to use the electricity generated by the system for the remainder of the term of 15 years.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE:
www.auctionhouse.co.uk/northamptonshire

9 Westleigh Office Park, Northampton, NN3 6BW
T: 01604 259773 F: 01604 232627

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ACCOMMODATION

ENTRANCE HALL

4'3 x 3'4

Approached through a PVCU front door there is a built in cloaks cupboard with shelving and hanging space, this area also includes the gas and electricity meters.

LIVING ROOM

16'0 x 12'1

With a coved ceiling and four casement PVCU bow window to the front elevation. A door leads to:-



INNER HALL

8'11 x 2'8

With roof void access hatch with retractable ladder there are moulded panel doors leading to:-

BEDROOM TWO

10'10 x 6'2

With a coved ceiling and casement window and a double glazed door opening to the side access.

SHOWER ROOM

6'0 x 6'0

With a white suite of Quadrant shower with Mira support power shower, pedestal wash basin and WC. There is ceramic tiling from floor to ceiling, a stainless steel vertical heated towel rail, fitted mirror and window to side elevation.



BEDROOM ONE

15'2 x 9'2

With a coved ceiling and casement window with PVCU double glazed french doors opening to the rear sundeck and garden. A door leads to:-



KITCHEN

10'3 x 9'2

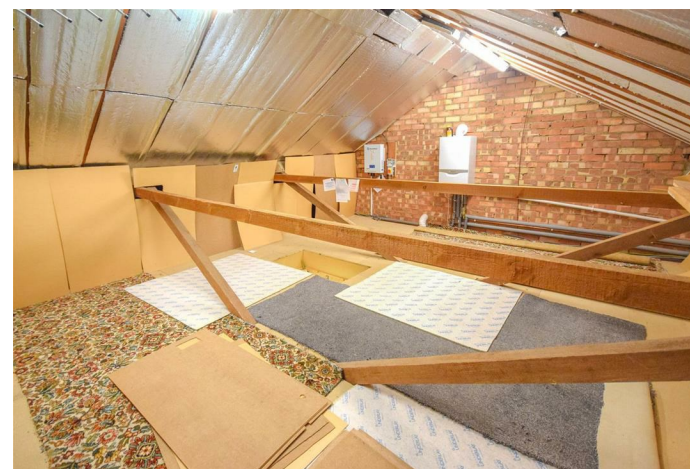
With modern fitted floor and wall cabinets with laminated working surfaces incorporating a stainless steel sink unit with mixer tap, Zanussi eye level oven and four place ceramic hob beneath a concealed cooker hood. There is plumbing for automatic washing machine, space for a fridge and there is a two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



LOFT ROOM

18'8 x 14'8

Approached by a retractable ladder the loft is insulated and with a chip board floor and house the Valliant gas fired boiler and the Trannergy solar grid connected converter.



OUTSIDE

The property stands back from Woodland Avenue behind a front garden bounded an established Laurel hedge with a private drive leading to a gravelled parking/turning area and with a side pedestrian gate leading to the rear garden.

REAR

Approached by a concrete terrace at the side of the property where there is an external water tap and this leads onto an area housing a substantial timber store and to the rear garden.

STORE

12'7 x 7'9

With lined interior, light and power connections this building would prove ideal for use as a workshop.

REAR GARDEN

Approached by a timber sun deck where there is 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 is bounded by hit and miss and close boarded fencing and faces in a southerly direction.



SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through radiators from a Valliant gas fired combination boiler located in the loft space.

TERMS OF THE LEASE OF 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

LOCAL AMENITIES

Barton Seagrave is an attractive suburb on the south eastern side of Kettering and the home of the Latimer Arts College. Local amenities include a parade of shops close to the property where there is a chip shop, a 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.

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

For further information on viewing call 01604 259773