



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**

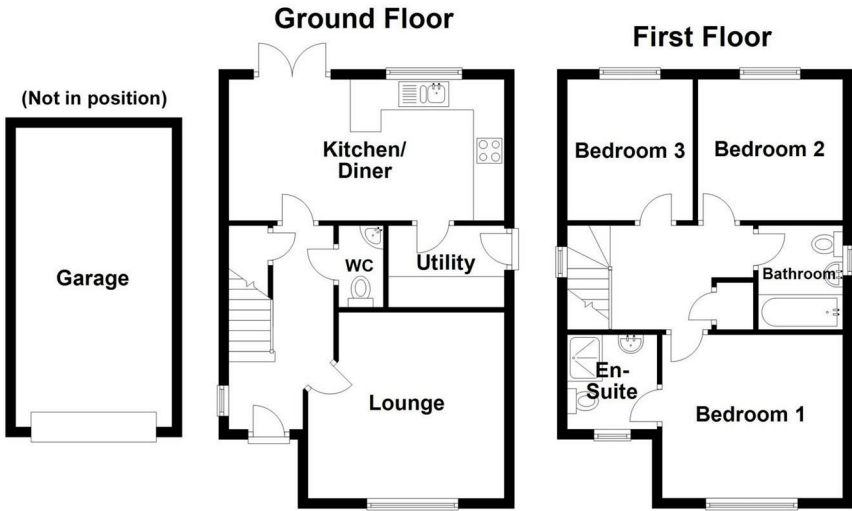
The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

**BUYERS PREMIUM CHARGE**

The purchaser will be required to pay a buyers premium charge of £2,400 (£2,000 plus VAT).

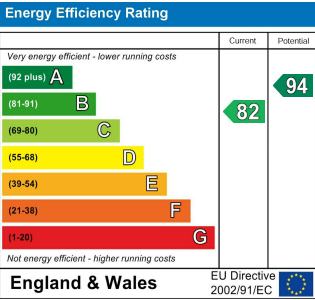
**HOW TO GET THERE**

From the A14 exit at junction three and proceed north bound on the A6 towards Desborough. At the roundabout take the third exit on Braybrooke Road heading east bound towards Desborough centre. Turn left onto Whitehill Road and then right again at the T junction onto Harrington Road. Turn right once more onto Green Crescent where the property can be found immediately on your left.



Not to scale. For illustrative purposes only

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1 Green Crescent, Desborough, Kettering, NN14 2FL



For Auction - Guide £250,000 to £275,000

FOR SALE BY AUCTION ON WEDNESDAY 19TH NOVEMBER 2025 COMMENCING AT 11AM - SALE VIA A LIVE STREAMED AUCTION

GUIDE PRICE: £250,000 to £275,000

VIEWINGS - BY APPOINTMENT ONLY - PLEASE CALL 01604 259773 - SATURDAY 8TH AND 15TH NOVEMBER FROM 10.00AM TO 10.30AM

A beautifully presented modern detached home, ideally located in the popular town of Desborough. Offered to the market with vacant possession, this attractive property features a well-designed layout, including a spacious kitchen/dining room with integrated appliances and a comfortable lounge. The ground floor also benefits from a utility room and a convenient cloakroom. Upstairs, there are three bedrooms – the principal bedroom enjoying its own en suite – plus a stylish family bathroom. Outside, the property offers a private, walled rear garden, off-road parking, and a single garage. This home combines modern living with practicality and is ready for immediate occupation – an excellent opportunity for buyers and investors alike.

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

# 1 Green Crescent, Desborough, Kettering, NN14 2FL

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Accessed via the main front door, with stairs rising to the first-floor landing and a useful storage cupboard.

#### LOUNGE

12'11 x 12'3

A bright and welcoming room, with a window to the front aspect.



#### KITCHEN DINER

18'1 x 9'3

Fitted with a range of floor and wall cabinets complemented by contrasting work surfaces and tiled splashbacks. Features include a sink with mixer tap, integrated oven, inset hob with extractor hood, fridge and freezer and space for dining. French doors open directly to the rear garden.



#### UTILITY

7'7 x 5'4

Additional floor and wall cabinets with work surfaces, upstands, plumbing for a washing machine, wall-mounted boiler, and side access door.

#### CLOAK ROOM

Fitted with a WC and wash basin.

### FIRST FLOOR

#### LANDING

A landing with window to the side aspect, airing cupboard, and access to all bedrooms and the bathroom.

#### BEDROOM ONE

11'10 x 10'9

Spacious double with front aspect window and door to:



#### EN SUITE

5'11 x 5'10

Comprising shower enclosure, wash hand basin, and WC. obscure window to the front aspect.



#### BEDROOM TWO

9'6 x 9'6

Double bedroom with rear aspect window



#### BEDROOM THREE

9'5 x 8'3

Well-proportioned third bedroom with rear aspect window.



#### FAMILY BATHROOM

6'10 x 5'7

Fitted with a panelled bath, wash hand basin, and WC. Frosted window to the side.



### OUTSIDE

At the front is a neatly landscaped area with decorative gravel, plants, and low-level box hedging. There is a drive providing parking for two vehicles in front of the garage with a gate leading into the private rear garden; featuring a paved patio/seating area, lawn, and planted borders with climbing plants.



### GARAGE

19'8 x 10'3

With up and over door.

### SERVICES

All mains services are connected with heating provided by gas radiator heating (none of these services nor the appliances mentioned have been tested).

### COUNCIL TAX

North 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 further information on viewing call 01604 259773