



Whittlesea Terrace, Woodford
£435,000 GUIDE PRICE Freehold

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Stone built inglenook fireplace
- Features to include exposed internal stonework, beams, flooring and brickwork

The village of Woodford is a delightful village with a local shop, post office, pub, farm shop/coffee shop. On the doorstep are lovely countryside walks, cycle paths that take you to Stanwick Lakes which in turn lead to Rushden Lakes, where you will find a complex of shops, restaurants, and cinema. Transport and commuting links are excellent to the village, with the A14/A1 road links just minutes away, mainline stations located in nearby towns of Wellingborough & Kettering, which can reach our capital in just under the hour.

We are delighted to offer to the market this stunning sizeable four-bedroom detached family home offering countryside views. The property takes a central position within the village of Woodford. The village offers a range of amenities, including a local pub, a primary school, a local shop, post office, farm shop/coffee shop and is just minutes away from a number of countryside walks. Accommodation is spread over the two floors and comprises a lounge a family room, a kitchen/breakfast room, a dining room, a



downstairs W/C, four double bedrooms, two bathrooms, and a large utility cupboard. Outside, you will find a private courtyard area to the rear of the property, with slabbed border, perfect for outdoor furniture and dining. To the front of the property, you will find a private garden that is laid with artificial grass, a slabbed patio area, and an outdoor home office complete with and power and lighting.

Upon entry to the property, you are welcomed into the living room from the privately gated front garden. The lounge benefits from a feature stone-built inglenook fireplace, open plan stairs that lead to the first floor. The family room provides a pleasant seating area and allows access through to the kitchen. The kitchen has been re-fitted and finished to a good order, comprises of eye and base level units, a range cooker, an integrated dishwasher, microwave, fridge/freezer, and a breakfast island with stools. From the kitchen, you can also access the back courtyard through double doors and the W/C. The dining room can be accessed through opening from the kitchen has ample space for a large dining table and chairs, French doors to the front garden providing lots of natural light. To the first floor, you will find four double bedrooms, all with built in wardrobes, a family bathroom and a separate shower room, a utility cupboard housing further appliances.

A truly fabulous home that should be viewed to fully appreciate.

Ground Floor

Lounge - 15' 4" x 17' 3" (4.70m x 5.29m)

Dining Room - 15' 1" x 10' 1" (4.61m x 3.10m)

Family Room - 15' 7" x 13' 1" (4.81m x 3.98m)

Kitchen/Breakfast room - 17' 7" x 13' 3" (5.41m x 4.08m)

Guest Cloaks W/C

First Floor

Bedroom One - 12' 3" x 17' 8" (3.76m x 5.43m)

Bedroom Two - 17' 5" x 12' 3" (5.35m x 3.75m)

Bedroom Three - 15' 1" x 9' 6" (4.61m x 2.95m)

Bedroom Four - 9' 8" x 8' 8" (3.00m x 2.71m)





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Shower Room - Three-piece suite
 Family Bathroom - Three-piece suite
 Outside
 Front

Enclosed front garden with artificial grass, paved patio, home office complete power and lighting. A gravelled driveway providing off road parking for two vehicles.

Rear

An enclosed rear courtyard, ideal for outdoor dining.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Selling your property?

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