TENANCY DETAILS
The property is currently let to a tenant who has been renting the property since 2022 & currently paying £1500 pcm (£18,000 per annum) & maintains the property in great condition.

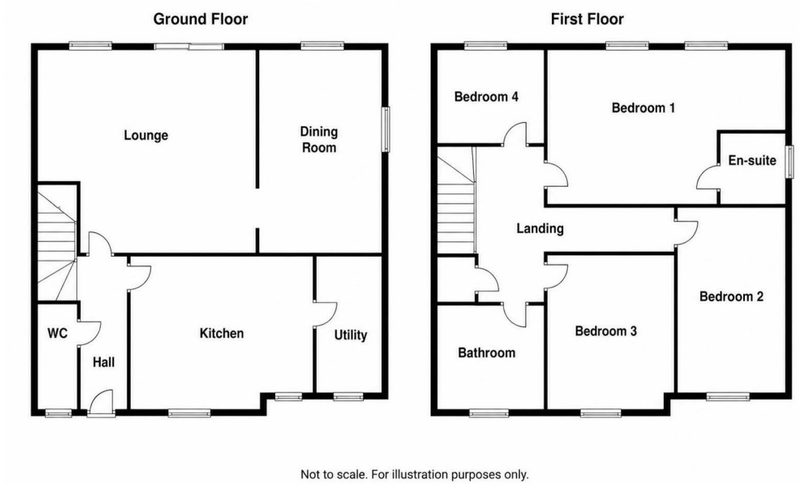
SERVICES
Main water, drainage & electricity connected. Features double glazing windows throughout & gas central heating.

COUNCIL TAX
South Northamptonshire Council Tax Band C

HOW TO GET THERE
Situated in the quiet village of Little Houghton, 17 Lodge Close (NN7 1AF) is easily reached by car via the main A45, taking the exit for Little Houghton/Brafield-on-the-Green onto Bedford Road (A428). For train commuters, Northampton Railway Station is approximately 10 to 15 minutes away by car or taxi, offering direct mainline connections to London Euston and Birmingham New Street. Local Stagecoach bus services (such as the 12 and 12A routes) run along the nearby A428 Bedford Road, providing convenient public transport links straight into Northampton town centre. For SatNav driver navigation, entering the postcode NN7 1AF leads you directly into Lodge Close.

LOCAL AMENITIES
Situated in the picturesque village of Little Houghton, just east of Northampton, 17 Lodge Close (NN7 1AF) offers a perfect blend of peaceful village charm and convenient access to modern amenities. Daily essentials are nearby with local village pubs, a post office, and community facilities close at hand, while major supermarkets such as Tesco Extra, Waitrose, and Sainsbury's at Riverside Retail Park are just a short 5-to-10-minute drive away. Families are exceptionally well-catered for, with the highly regarded Little Houghton C of E Primary School situated right on Lodge Close itself, alongside seamless access to secondary schools across Northampton. Outdoor enthusiasts will appreciate the abundance of scenic countryside walks, the adjacent Nene Valley, and nearby Billing Aquadrome for family recreation, all while maintaining swift road links into Northampton town centre and the A45.

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.



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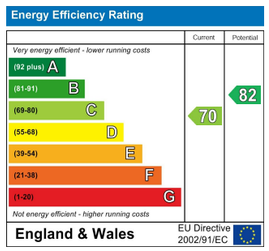


17 Lodge Close, Little Houghton, Northampton, NN7 1AF

For auction Auction Guide £235,000

** FOR SALE BY LIVESTREAM TRADITIONAL AUCTION THURSDAY NOVEMBER 12TH AT 11:00 **
GUIDE PRICE RANGE: £235,000 - £260,000
VIEWINGS - BY APPOINTMENT ONLY - PLEASE CONTACT TO ARRANGE

Situated within a quiet cul-de-sac in the highly desirable village of Little Houghton, this substantial extended four-bedroom semi-detached home extends to approximately 1,173 sq ft and is offered subject to an existing tenancy, providing an immediate income-producing investment. Well presented throughout, the spacious accommodation includes multiple reception areas, a modern kitchen, utility room, cloakroom, four bedrooms, including a principal bedroom with en-suite, and a family bathroom. Occupying a generous plot, the property further benefits from a private rear garden, detached garage and ample off-road parking for multiple vehicles. Currently producing £1,500 PCM (£18,000 per annum), representing an attractive gross yield of approximately 7.2% at the guide price, this is an outstanding opportunity to acquire a high-quality investment in a sought-after village location.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE.

9 Westleigh Office Park, Northampton, NN3 6BW
T: 0333 358 2245 F: 01604 232627
http://www.auctionhouse.co.uk/northantsbedsandbucks.co.uk

17 Lodge Close, Little Houghton, Northampton, NN7 1AF

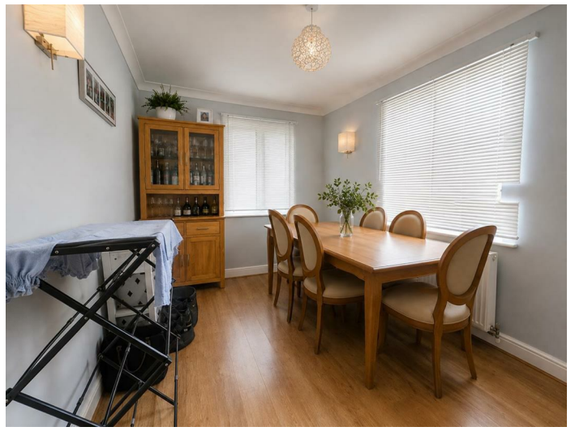
ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

LIVING AREA
15'7 x 14'7
Laminate wood flooring, double glazed UPVC windows to rear aspect, UPVC french doors accessing rear garden, marble fireplace, archway leading into dining room

DINING ROOM
14'7 x 8'9
UPVC Double glazed windows with blinds to rear and side aspects & radiator



KITCHEN
13'3 x 9'8
UPVC Double glazed windows to front aspect, base & wall level wooden cabinets, induction hob with extractor, oven, kitchen sink with tap, kitchen appliances

UTILITY ROOM
8'7 x 4'6
UPVC window to front aspect, boiler, washing machine & dryer

DOWNSTAIRS WC
UPVC window to front aspect, low level WC & hand wash basin

FIRST FLOOR

BEDROOM ONE
11'5 x 18'6
UPVC double glazed windows to rear aspect, large double bedroom with area for additional wardrobe space, carpet flooring & door to en-suite

EN-SUITE
5'11 x 5'5
UPVC window to side aspect, low level WC, hand wash basin & standing shower

BEDROOM TWO
11'6 x 8'9
UPVC double glazed windows to front aspect, double bedroom & carpet flooring

BEDROOM THREE
9'7 x 8'6
UPVC double glazed windows to front aspect, double bedroom & carpet flooring

BEDROOM FOUR
6'3 x 6'9
UPVC double glazed windows to rear aspect, single bedroom, radiator & carpet flooring

BATHROOM
6'6 x 6'9
UPVC windows to front aspect, tiled walls, low level WC, hand wash basin, bathtub with shower head, shower rail & radiator

OUTSIDE

FRONT GARDEN & GARAGE
Front drive way features ample parking for multiple cars & a detached garage for additional storage/ parking.

REAR GARDEN
Large garden, corner plot, partially stone paved, majority laid lawn, small seating area at the end, bordered by various shrubs & trees & wooden fencing.

For further information on viewing call 0333 358 2245