



Connells

Haynes Road
Kettering



Property Description

This well-presented two-bedroom semi-detached home offers spacious and versatile accommodation across two floors, complemented by a generous rear garden and a convenient position close to Kettering town centre. On entering, you are welcomed by an entrance hall providing access to the ground floor accommodation and stairs rising to the first floor. The spacious living/dining room is a particular highlight, stretching from the front to the rear elevation and creating a bright and inviting space. To the rear of the property, the fitted kitchen is well equipped with a range of wall and base units, generous worktop space and ample storage with convenient access to the rear garden. The first floor hosts two well-proportioned bedrooms and a family wet room. The main bedroom is a generous double with built-in storage, while the second bedroom offers versatility, as a home office or additional double bedroom. Externally, the property continues to impress with its rear garden, a paved patio seating area sits behind the property, while the lawned section offers space for children to play, garden enthusiasts or simply relaxing. To the front, a low-maintenance pebbled garden and ramped access lead to the entrance of the property. Offering well-balanced accommodation throughout, accessibility-friendly features and potential for first-time buyers or investors this home represents a fantastic opportunity. Early viewing is recommended

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.

Entrance Hall

Entrance door to the front, stairs to first floor

Lounge/ Diner

Windows to the front, french doors to rear,
feature fire place, radiator, carpet

Kitchen

Window to rear, range of wall and base units,
tiled surrounds to work surface incorporating
1.5 sink drainer with mixer tap, space for
appliances

First Floor

Wet Room

frosted window to rear, full tiled surrounds,
walk-in shower unit, hanging wash basin,
elevated W/C, radiator

Bedroom One

window to front, sizeable wardrobe/airing
cupboard storage areas, radiator, carpet

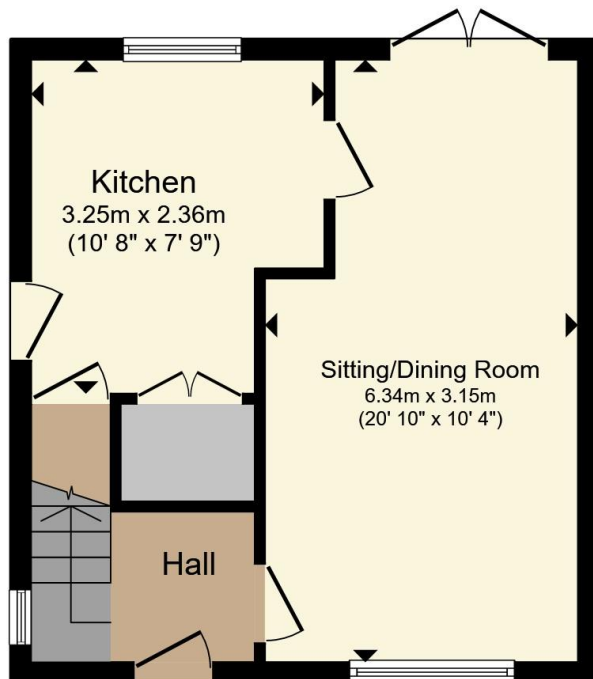
Bedroom Two

window to rear, radiator, carpet

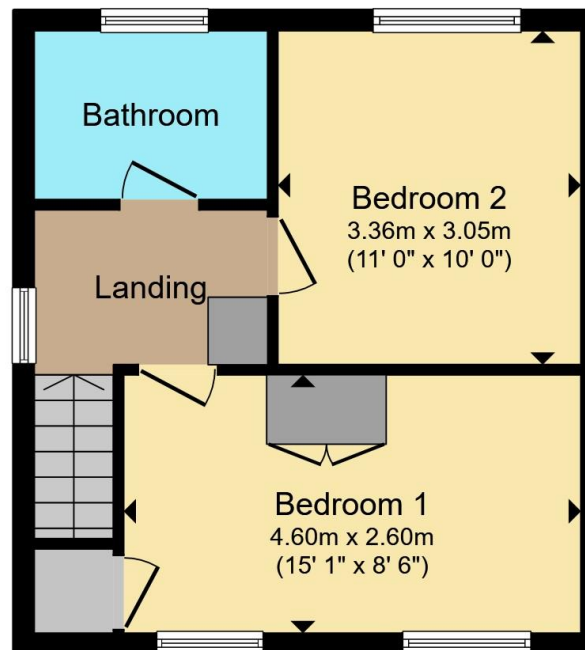








Ground Floor



First Floor

Total floor area 66.7 m² (717 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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5 Montagu Street
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EPC Rating: F Council Tax
Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/KTT308725



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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