



Connells

Stamford Road
Kettering



Property Description

This charming mid-terraced home in NN16 offers comfortable, well-planned living with the added benefit of a private rear garden, and garage providing off street parking or storage. The ground floor features a welcoming sitting room ideal for relaxation and entertaining. To the rear, a well-equipped kitchen opens into a bright conservatory, creating a versatile space for dining or enjoying views of the garden. A utility area and downstairs WC add further convenience.

Upstairs, the property offers two well-proportioned bedrooms and a modern shower room, with Bedroom 1 providing generous space and Bedroom 2 suitable as a guest room, nursery or home office. The private rear garden offers a peaceful outdoor retreat.

The location is highly convenient, with St Mary's Church of England Primary School just around 160 yards away. Transport links are excellent, with the nearest bus stop only about 93 metres away and Kettering Railway Station approximately 1.42 km from the property. Healthcare needs are well served by the Linden Medical Group around 680 yards away and St Mary's Hospital about 0.6 miles from the home. Altogether, this well-situated mid-terraced home combines comfort, practicality and excellent access to local services, making it an appealing choice for first-time buyers, small families, downsizers or investors.

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.

Ground Floor

Entrance Hall

Entrance door to the front, stairs to the first floor, carpet flooring.

Sitting Room

Bay window to the front, window to the rear, under stairs storage cupboard, feature fire place with surround, dado rail, coving, radiator, carpet flooring.

Kitchen

External door to the side, window to the side, a range of wall and base units with rolled edge work surfaces, 1.5 sink drainer with mixer tap, integrated oven and hob with cooker hood, space for appliances, tiled splash backs, tiled flooring.

Utility Room

Cloakroom

Conservatory

Window to the side, external door to the rear.

First Floor

Bedroom One

Bay window to the front, built in wardrobes, carpet flooring, radiator, coving.

Bedroom Two

Window to the rear, built in wardrobes, dado rail, carpet flooring.

Bathroom

Window to the rear, walk in double shower cubicle wash hand basin set in vanity unit, low level WC, tiled walls and flooring, radiator, extractor fan.

Externally

Rear Garden

Fully enclosed with gated rear access, slabbed.

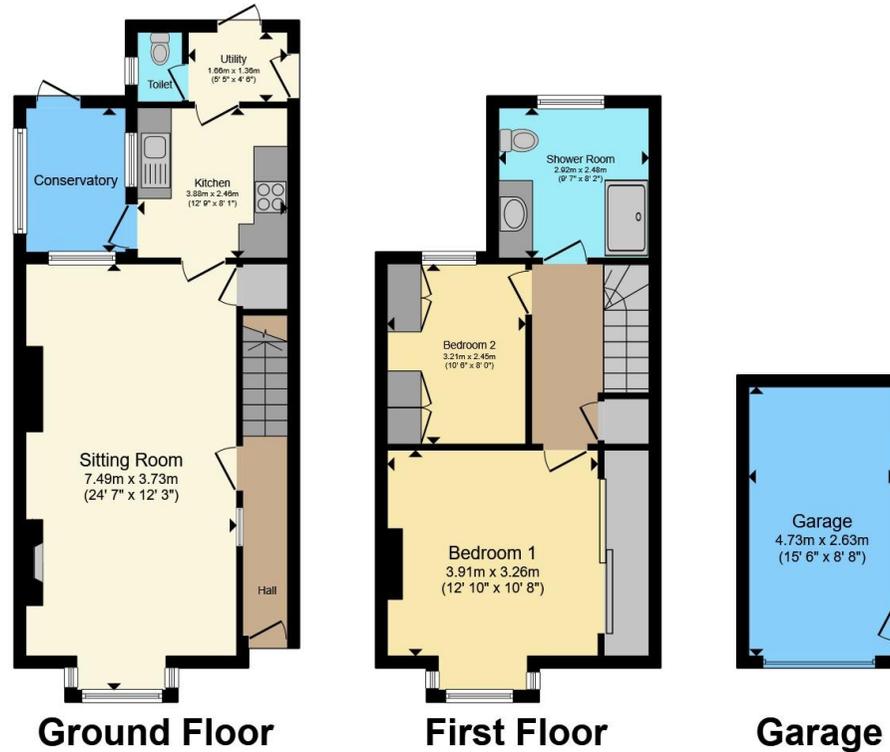
Garage

Situated to the rear.









Total floor area 101.2 m² (1,089 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



To view this property please contact Connells on

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

Tenure: Freehold

view this property online connells.co.uk/Property/KTT308689



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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