



Connells

Midfield Court
Northampton



Property Description

Upon entering, the spacious entrance hall sets the tone for the generously proportioned interiors. To the left, a well-equipped kitchen with mounted units and contemporary worktops provides a functional heart for the home, ready to suit your lifestyle. Step through to the bright and airy lounge, where French doors invite natural light in and open seamlessly onto the private, sizeable rear garden which is perfect for dining, playdays, or simply soaking up the sunshine.

Convenience is key with a convenient ground-floor WC, ideal for daily life. Ascend to the first floor, where a generous additional living room awaits. This versatile space could effortlessly become a family hub, a serene study, or a vibrant play area. Two well-proportioned double bedrooms grace this level, offering privacy and comfort.

The second floor boasts three further double bedrooms, each spacious and characterful, complemented by a practical family shower room. Designed to accommodate large families or guests, the upper floors provide an ideal retreat for personalisation.

Outside, the end-terraced layout ensures excellent natural light throughout, while the sizable rear garden is a true standout feature—offering endless possibilities for outdoor entertainment, gardening, or family relaxation.

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

Double glazed door to the front aspect. Wall mounted radiator.

Cloakroom

Wash and basin and low level WC.

Lounge / Diner

Kitchen

Wall and base units. Worksurfaces. Sink and drainer unit. gas hob with hood over. Space for white goods. Wall mounted radiators. Double glazed window to the front aspect.

Bedroom One

Double glazed window to the front aspect.

En Suite

Wet room. Double glazed window to the front aspect. Towel rail.

Bedroom Two

Two double glazed windows to the front aspect.

Bedroom Three

Double glazed window to the rear aspect. Wall mounted radiator.

Bedroom Four

Double glazed window to the front aspect. Wall mounted radiator.

Bedroom Five

Double glazed window to the rear aspect. Storage cupboard. Wall mounted radiator.

Bathroom

Bath, wash hand basin and low level WC. Double glazed window to the front aspect.

Outside

Front Garden

Laid to lawn. Path

Rear Garden

Astro turf. Enclosed by fencing.

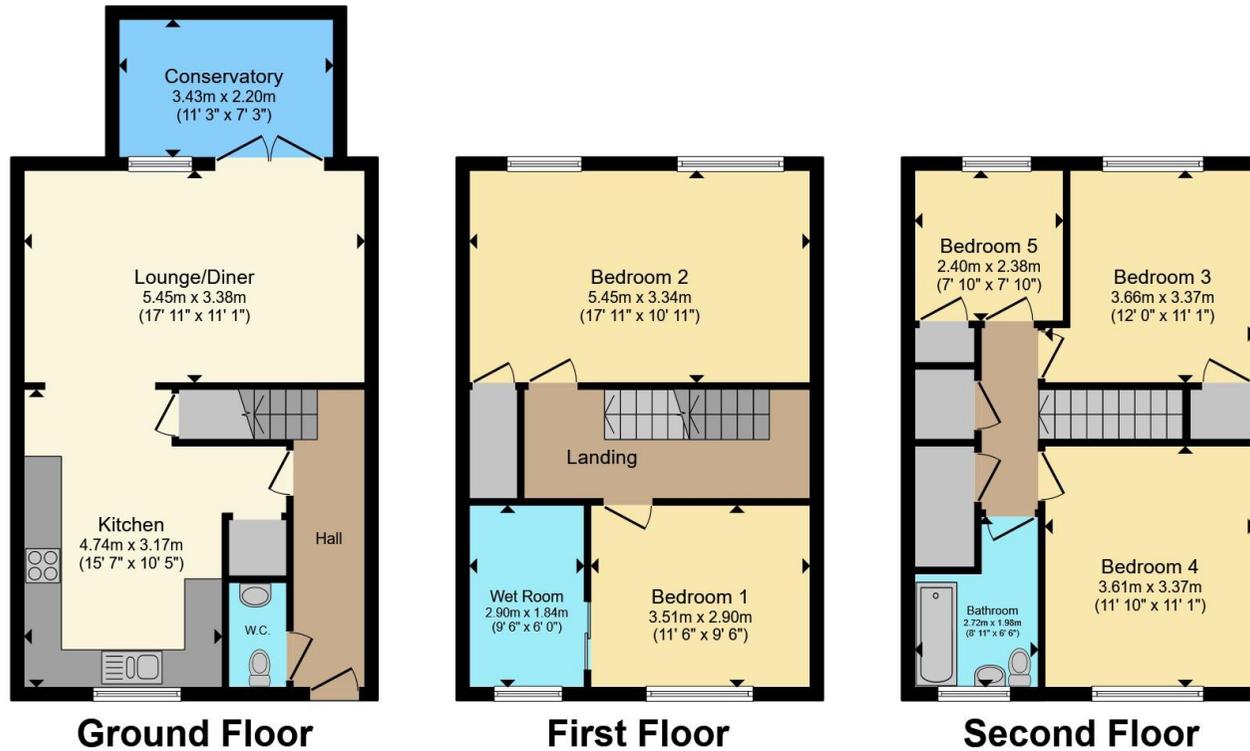
Parking

Communal parking.









Total floor area 142.6 m² (1,535 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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6 Wood Hill
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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

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