Connells

Lapland Walk
Corby

Lapland Walk
Corby NN18 9DD

for sale guide price
£180,000

Property Description

Situated in a popular residential location, this generously proportioned five/six-bedroom semi-detached home offers flexible and versatile accommodation, making it an ideal purchase for growing families, multi-generational living, or those seeking additional space for home working.

The property is entered via a porch leading into a welcoming entrance hall. A spacious living room provides an excellent setting for everyday family life and relaxation, while the large kitchen forms the heart of the home, offering ample space for cooking, dining and entertaining. A further reception room, currently used as a dining room but equally suitable as a ground-floor bedroom, adds valuable flexibility to suit a variety of lifestyles. The ground floor is further enhanced by multiple cloakrooms/W.C.s and useful ancillary space.

The first floor offers five well-proportioned bedrooms, providing comfortable accommodation for larger families. A central landing gives access to all rooms, with a separate first-floor W.C. serving the sleeping accommodation.

Externally, the property benefits from rear gardens, providing excellent outdoor space for families, entertaining guests, or simply enjoying the warmer months.

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.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Ground Floor

Lobby

Lounge

Hallway

Cloakroom

Kitchen

Dining Room / Bedroom

Cloakroom

Porch

First Floor

Landing

Bedroom Two

Bedroom Three

Bedroom Four

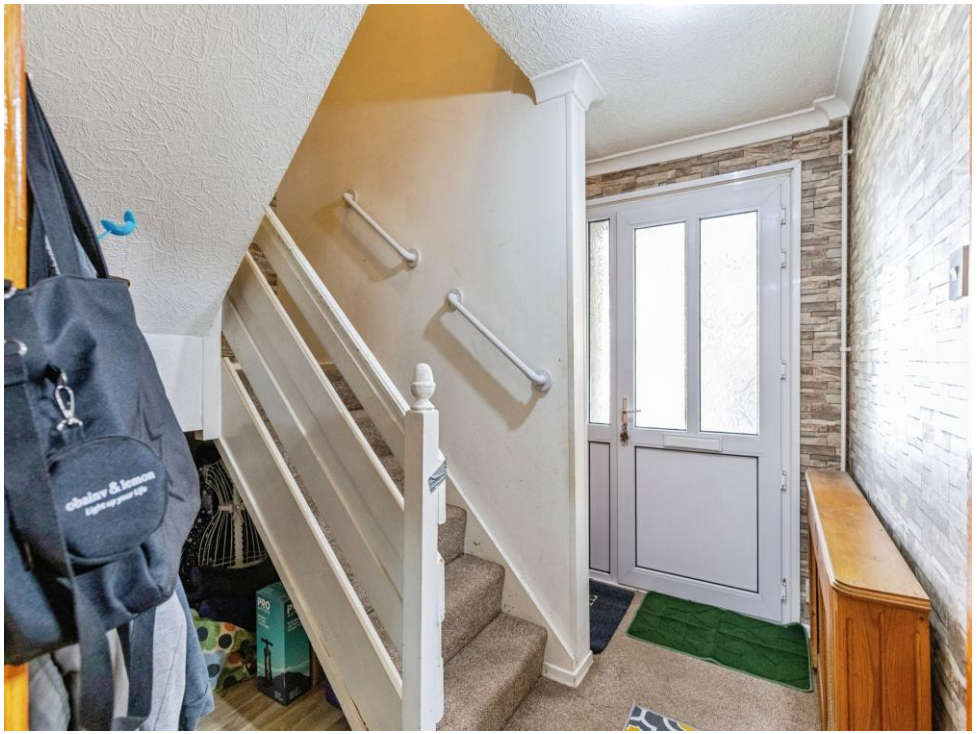
Bedroom Five

Bathroom

Bedroom Six

Externally

Rear Garden



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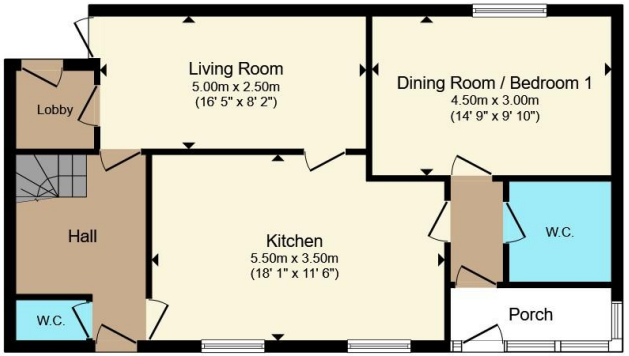
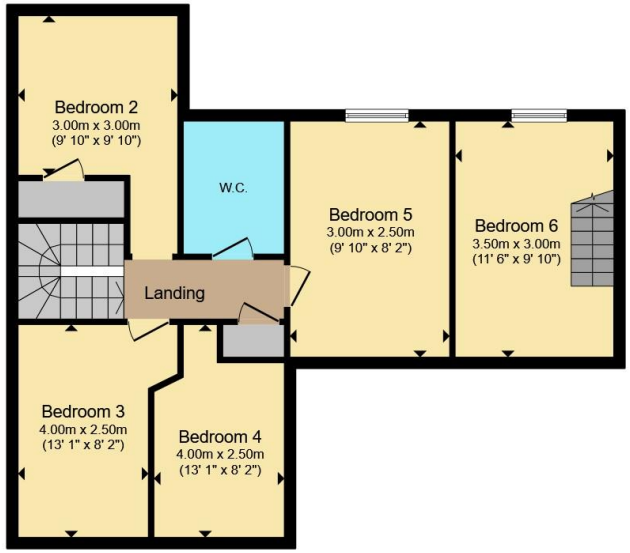


Ground Floor



First Floor

Total floor area 135.6 m² (1,459 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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10 Charter Court Butland Road Oakley Vale
CORBY NN18 8QT

EPC Rating: D

Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/OKV307348

The Property Ombudsman

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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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.