

for sale

guide price **£270,000**



## Wickes Drive Boughton Northampton NN2 8RB

Offered to the market with NO UPWARD CHAIN is this immaculately present three bedroom family home, ideally set on the desirable development of Buckton Fields. The property has many builder upgrades and viewing is highly advised to fully appreciate.

# Wickes Drive Boughton Northampton NN2 8RB

## 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

Door to the front elevation with further a door leading off to the living room. Wall mounted radiator and stairs rising to the first-floor landing.

## Lounge

UPVC double glazed window to the front elevation. Wall mounted radiator and connecting door to the open plan kitchen / dining room.

## Kitchen / Dining Room

Upgraded fitted kitchen with a range of wall and base level units. Stainless steel one and a half bowl sink and drainer with mixer tap over, set into work surfaces with complimentary up stands. Integrated appliances comprise dishwasher, fridge/freezer, electric oven and four ring gas hob with stainless steel splash back and cooker hood over. Under stairs cupboard connecting door to the utility / cloakroom, UPVC double glazed window to the



rear elevation and UPVC French doors leading out to the rear garden.

### **Utility / Cloakroom**

Low level flush w.c and wash hand basin set into a work surface with complimentary up stand. Integrated washing machine, storage cupboards, wall mounted chrome towel radiator and extractor fan.

### **First Floor Landing**

Stairs rise from the entrance hall. Doors lead off to two bedrooms the family bathroom. Wall mounted radiator and connecting door with stairs rising to the master bedroom.

### **Bedroom Two**

UPVC double glazed window to the rear elevation. Wall mounted radiator and over stairs storage cupboard.

### **Bedroom Three**

UPVC double glazed window to the front elevation and wall mounted radiator.

### **Family Bathroom**

Three piece white suite comprising panelled bath with shower over and glazed shower screen, low level flush w.c, pedestal wash hand basin and complimentary tiling to splash back areas. Extractor fan and wall mounted chrome towel radiator.

### **Master Bedroom Lobby**

UPVC double glazed window to the front elevation. Wall mounted radiator and stairs rising to the master bedroom.

### **Bedroom One**

UPVC double glazed windows to the front elevation and UPVC double glazed Velux skylight. Wall mounted radiator, fitted wardrobes with mirrored sliding doors, wall lights and connecting door to the shower room.

### **En-Suite Shower Room**

Three piece white suite, comprising double shower cubicle and low level flush w.c and pedestal wash hand basin with complimentary tiling to splash back areas. Extractor fan, wall mounted chrome towel radiator and UPVC double glazed Velux skylight.

### **Outside**

### **Parking/ Front Garden**

Mainly laid to lawn with pathway leading to the front door, and driveway providing off road parking for several cars. Gated access to the rear garden.

### **Rear Garden**

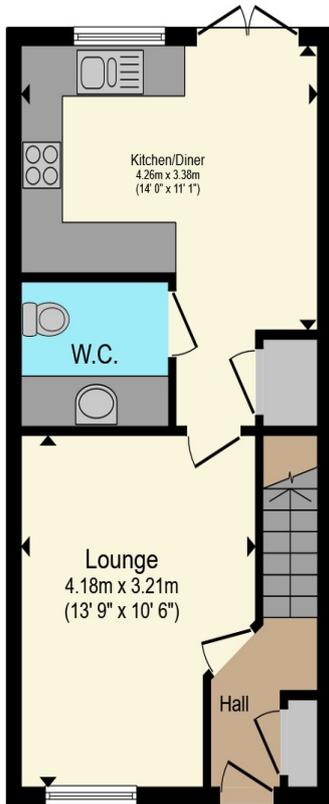
Mainly laid to lawn with paved patio area and retaining timber fencing. Gated access to the side leads to the front of the house.

### **Council Tax Band**

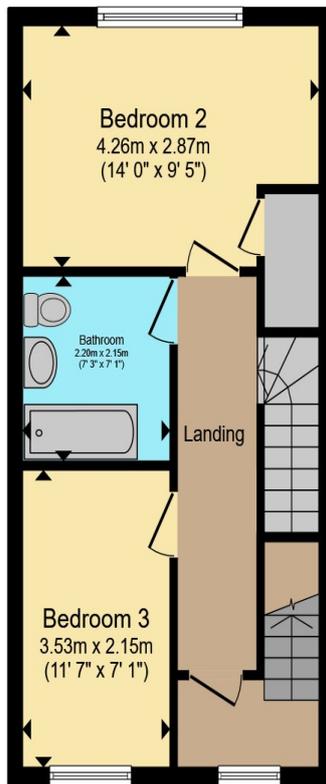
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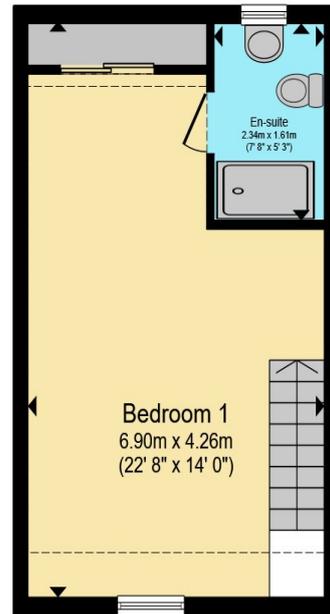




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 105.4 m<sup>2</sup> (1,135 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](http://www.propertybox.io)



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Property Ref: KTP408210 - 0001

Tenure:Freehold EPC Rating: B

Council Tax Band: C

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