



**Glendon Road, Rothwell Kettering NN14 6BT**

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## **Glendon Road, Rothwell Kettering**

Offered For Sale via our modern method of sale, this extended, three bedroom property benefits from a generous extended kitchen, separate dining room with stone fire place, living room with French doors to the garden, three bedrooms, a family bathroom and also a separate shower room.

No chain

### **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.

### **Kitchen**

Entered via double glazed door to the side aspect, fitted kitchen comprising wall and base units with worksurfaces over, stainless steel sink and drainer unit, tiling to splashback areas, space for range style cooker with hob and cooker hood over, space for fridge/ freezer, plumbing for washing machine, space for tumble dryer, radiator, double glazed window to the side aspect, archway leading to dining room and door leading to downstairs Bathroom and separate Shower room.

### **Ground Floor Shower Room**

Suite comprising shower cubicle, vanity wash hand basin, low level WC and double glazed obscured window to the side aspect.

### **Ground Floor Bathroom**

Suite comprising bath, wash hand basin, low level WC, partly tiled and double glazed obscured window to the front aspect.

### **Dining Room**

Feature Stone fireplace, door leading to inner hallway, coving to ceiling and door leading to living room.

### **Lounge**

Fireplace with surround and double glazed Bay windows to the rear aspect with French doors leading to the rear garden.

### **Inner Hallway**

Door leading from lounge and stairs rising to first floor landing.





### **First Floor Landing**

Stairs rising from Inner Hallway, access to loft space and doors leading to all rooms.

### **Bedroom One**

Double glazed window to the rear aspect, fitted wardrobes and radiator.

### **Bedroom Two**

Double glazed window to the front aspect, door to airing cupboard housing combi boiler and radiator.

### **Bedroom Three**

Double glazed window to the front aspect, coving to ceiling and radiator.

### **Externally**

### **Rear Garden**

A Large South facing garden mainly laid to lawn and fully enclosed with timber fencing.



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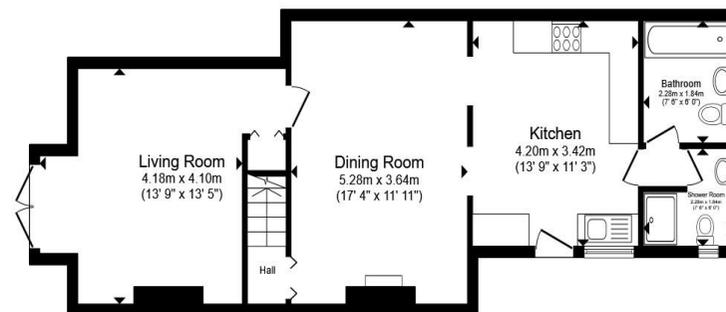
## Glendon Road, Rothwell Kettering

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- For sale via our modern method of sale
- Three bedrooms

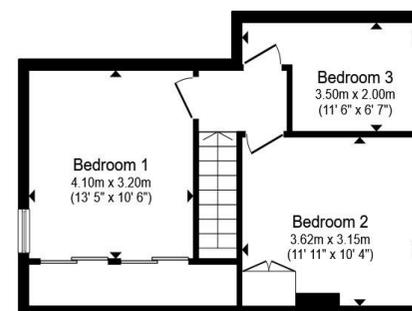
Tenure: Freehold EPC Rating: C  
Council Tax Band: A

guide price

**£170,000**



Ground Floor



First Floor

Total floor area 101.4 m<sup>2</sup> (1,091 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:  
RWL108183 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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