



3 bed detached bungalow to buy in LE16

Cannam Close, Middleton, Market
Harborough, Northamptonshire, LE16 8YS

£245,000 Starting Bid

 x 3  x 2  x 1

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ Well serviced Village with
- ✓ Close to East Carlton Country Park
- ✓ EPC Rating F

Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: F
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

0121 661 8465
midlands@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

This is a prime opportunity to secure a well maintained but dated detached bungalow which is attractively positioned within Middleton, which represents a wonderful opportunity for the next owner to style the accommodation to their own taste. The accommodation comprises entrance hall, spacious lounge/dining room, kitchen, bathroom and three bedrooms. Outside there is a driveway providing parking and access to the single garage while there is a south/east facing garden to the rear. Convenient for local amenities within Cottingham and East Carlton Country Park is nearby, ideal for countryside walks!

Description:

Nestled within a well-regarded residential enclave within Middleton village which connects to Cottingham and neighbours East Carlton Country Park, this attractive detached property is being offered for sale with no chain.

The accommodation is well presented and includes an entrance hall featuring a generously sized storage cupboard and a cloak recess.

The generously sized living/dining room is dual aspect with a feature fireplace.

The kitchen/breakfast room is well proportioned and fitted with a range of eye and base level units with rolltop work surfaces incorporating a single drainer sink with mixer tap, space for a slot in cooker with extractor hood above, space and plumbing for a washing machine and tumble dryer, space for a fridge freezer and ceramic tiled splashbacks. There is a ceramic tiled floor and a UPVC double glazed door that leads to the rear garden.

There are three double bedrooms with bedroom one benefiting from an en-suite WC.

Modern family shower room fitted with a white three piece suite to comprise of a shower cubicle with floor to ceiling tiled wall surrounds, close coupled WC and wash hand basin set on a vanity style unit with cupboards underneath.

Further benefits include UPVC double glazed windows and electric heating.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £245,000

Property Type: Detached Bungalow

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Lounge/Diner

6.63m x 3.96m (21'9" x 12'11")

Kitchen

3.81m x 3.12m (12'6" x 10'2")

Shower Room

2.54m x 2.51m (8'4" x 8'2")

Bedroom One

4.04m x 3.35m (13'3" x 10'11")

Bedroom Two

3.07m x 3.07m (10'0" x 10'0")

Bedroom Three

3.30m x 2.41m (10'9" x 7'10")

Outside:

The property is enviably positioned on a quiet cul-de-sac and benefits from front, side and rear gardens which are mainly laid to lawn with accompanying herbaceous and floral plantings. There is a paved patio seating area and the garden is fully enclosed by timber panel fencing and attractive dry stone wall. To the front of the property a driveway provides off road parking and access to the single garage with has power and light connected.

Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F	35	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Cannam Close, Middleton, Market Harborough, Northamptonshire, LE16 8YS

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0121 661 8465,
midlands@pattinson.co.uk, www.pattinson.co.uk**

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