

Ringstead Road, Great Addington

£550,000 **Freehold**

Sharman Quinney

Key Features

4 2 E E

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Village location - No Onward Chain!
- 4 Bedrooms - with Ensuite to the principal Bedroom

This handsome 4 Bedroom Detached in the quiet village of Gt. Addington offers a sizable home with Light Oak doors throughout and Oak flooring to many rooms and a recently upgraded - stylish light oak staircase. The entrance hallway is welcoming, offering a recently updated guest cloakroom and w.c. and under stairs storage. Further features of the home, include dual aspect lounge with working fireplace and French doors to the rear aspect. The 2nd reception features a rear aspect dining room with oak flooring. The kitchen and utility benefit from fitted cabinetry and the kitchen has a range of built-in appliances, including integrated fridge freezer and slimline dishwasher, low level oven with electric induction hob and extractor all to granite work surfaces. The separate utility includes door to the garden and plumbing for washing machine etc.

The first-floor landing has oak continuation flooring and provides loft access via ceiling hatch, and storage to





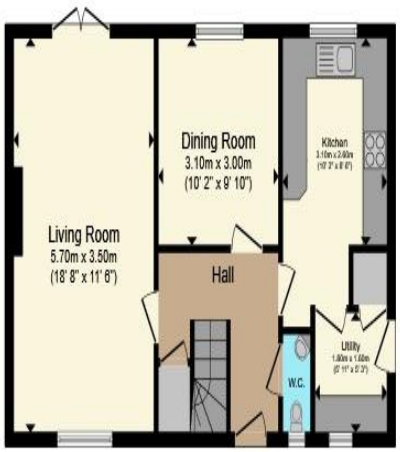


airing cupboard. Bedroom one benefits from Ensuite and corner shower and fitted wardrobes and bedside units. Bedroom two, bedroom three are also a double rooms with fitted full height wadrobes to, while bedroom four is a single room, currently deployed as a study.
The accommodation is arranged over two floors, is fully double glazed and has a well-maintained oil-fired boiler powering the central heating.
Outside
The front garden is mainly laid to decorative gravel, with small feature lawn and gated side access. The Double Garage has a personal door, two up and over doors and a pitched tile roof offering potential overhead storage.
The rear garden is fully enclosed with timber fencing and offers a good degree of privacy. There's and generous immediate patio, ideal for out-door entertaining, steps down to a lower low maintenance gravel area for further sun positioning, with side gated access to the front garden and driveway.

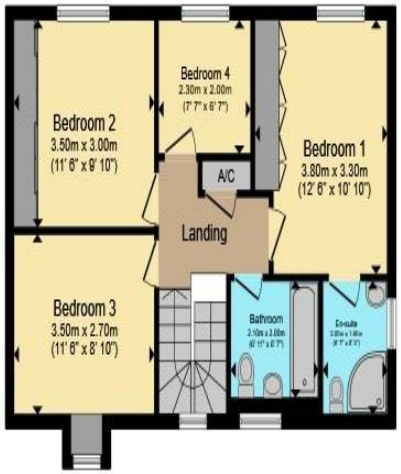
This pretty village has a Church of England Primary School on the Woodford Road. While entertainment can be found at the popular Hare and Hounds village pub and eatery where Indian and British food, drinks and live sport can be enjoyed nearby.
With wider retail facilities available from the Town centre at "Rushden Lakes "development just a short drive away and provides and a Waitrose store. Other entertainment amenities also include a multi-screen cinema and several restaurants.
Great Addington conveniently located for the major road network links of the A45 leading to the A14, M1 and M6 and train stations at Wellingborough, Corby, Huntington and Kettering allow access to the capital within the hour.



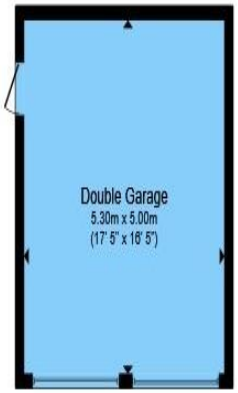




Ground Floor



First Floor



Garage

Total floor area 110.2 m² (1,186 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

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Contact Sharman Quinney to arrange a viewing today to view this family home - in a quiet and desirable setting and location.

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.

We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

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The Property Ombudsman