prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS PREMIUM CHARGE

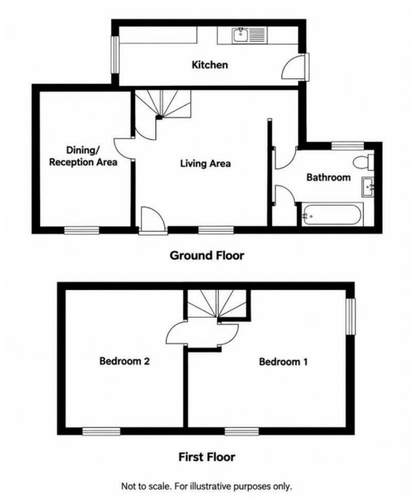
The purchaser will be required to pay a buyers premium charge of £2,000 ex VAT (£2,400 inc VAT).

BUYERS ADMIN CHARGE

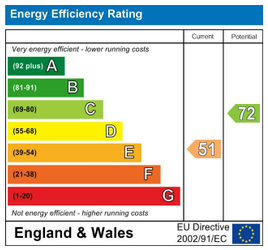
The purchaser will be required to pay a buyers admin charge of £1,500 ex VAT (£1,800 inc VAT).

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9 Westleigh Office Park, Northampton, NN3 6BW
T: 0333 358 2245 F: 01604 232627
http://www.auctionhouse.co.uk/northantsbedsandbucks.co.uk

172 High Street, Burton Latimer, Kettering, NN15 5RH



For auction Auction Guide £130,000

** FOR SALE BY LIVESTREAM AUCTION THURSDAY NOVEMBER 12TH AT 11AM **
GUIDE PRICE: £130,000 - £160,000
VIEWINGS - BY APPOINTMENT ONLY - PLEASE CONTACT THE OFFICE TO ARRANGE

A unique opportunity to acquire Crofters Cottage, a distinctive grade II listed detached stone-built two bedroom property occupying a prominent position on Burton Latimer High Street. Believed to date back several centuries, the cottage extends to approximately 1,012 sq ft and retains a wealth of original character, including exposed beamed ceilings, stone fireplaces and leaded-light style windows. The accommodation is arranged over two floors and includes two well-proportioned bedrooms, living accommodation and a modern bathroom. Externally, the property benefits from a walled rear courtyard and useful outbuildings, while everyday amenities including Sainsbury's, are within immediate reach.

The property is likely to appeal to buy-to-let investors, serviced accommodation operators and owner-occupiers alike. Estimated rental income is approximately £1,000 pcm / £12,000 per annum, equating to a gross yield of around 9.3%

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ACCOMMODATION

GROUND FLOOR

LIVING AREA
13'9 x 14'4

A characterful entrance into the living area which features a large exposed inglenook stone fireplace opening with the original timber bressummer beam exposed above, tiled flooring. A leaded-light window to side elevation providing natural light.



DINING / RECEPTION AREA
13'9 x 9'9

A reception room with a stone fireplace with iron grate & rustic built in shelving, exposed ceiling beams accross the whole ceiling, a UPVC leaded light window to front elevation & carpet flooring



KITCHEN
6 x 19'11

A galley type kitchen fitted with range of wall and base units, dark granite worktops, stainless steel sink, freestanding oven, wall mounted boiler, exposed ceiling beams, stone effect tiled flooring & a rear door that provides access to courtyard



BATHROOM

A modern style bathroom with ample space, bath with shower, WC, vanity unity with wash basin, wood effect vinyl flooring, window to rear elevation providing natural light



FIRST FLOOR

BEDROOM ONE
14'4 x 14'11

Spacious bedroom with exposed stone chimney breast, windows to the front and side elevations, carpet flooring & two panel radiators



BEDROOM TWO
13'9 x 13'2

Spacious bedroom with leaded-light window to front elevation, carpet flooring, pine door with black iron latch, panel radiator for central heating



OUTSIDE

REAR GARDEN / COURTYARD

Enclosed courtyard garden with lawned area, planted borders, paved patio seating area & timber shed for additional storage. It has the original stone walls on side for privacy & a seperate gate access to street.



SERVICES / ADDITIONAL INFORMATION

Main drainage, water & gas central heating. Grade II listed cottage. Services need to be independently tested

HOW TO GET THERE

Situated along the A509 main route through Burton Latimer High Street (NN15 5RH), 172 High Street is easily accessible by car via the A14 (Junction 10), providing direct road links to Kettering, Corby, Thrapston, and the A1/M1 corridors. For rail commuters, Kettering Railway Station is conveniently located just a 10-minute drive away (approx. 3.5 miles), offering fast East Midlands Railway services into London St Pancras International in around 50 minutes.

LOCAL AMENITIES

Situated directly opposite a Sainsbury's Local on Burton Latimer High Street, 172 High Street (NN15 5RH) offers ultimate daily convenience. Residents are steps away from local shops, cafes, bakeries, traditional pubs, and essential services including a pharmacy and post office. Families benefit from respected local schools like Meadowside Primary and St Mary's Primary within easy walking distance. For leisure, Pocket Park is just moments away, while Kettering town centre and Rushden Lakes are both a quick 10-minute drive.

COUNCIL TAX

Kettering Council Tax Band C

PRICE INFORMATION

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time