



## 4 bed detached house to buy in

High Street, Guilsborough, Northampton,  
Northamptonshire, NN6 8PY

**£390,000** Starting Bid

 x 4  x 3

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Detached Period Property
- ✓ Outbuildings
- ✓ Four Bedrooms
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: E
- ✓ Heating supply: Oil
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

Pattinson Auction bring to the market this 4 bedroom, detached period property.

The property briefly comprises of an entrance hall with flagstone floor which continues into the cloakroom. There are two reception rooms both with fireplaces and log burners plus a garden room with bi-fold doors leading to a sun terrace.

The kitchen / breakfast room has a four oven Aga, a range of traditional units, ceiling beams and flagstone floor which continues into the utility room with a Belfast sink.

The first floor landing has exposed roof timbers and a window seat and the main bedroom has built in wardrobes and an en-suite shower room. There are three further bedrooms and a family bathroom.

Outside, there is a block paved driveway, an open 12ft x 9ft garage and brick built barns including the 15ft x 14ft old forge plus a timber greenhouse. The large lawn is bordered and interspersed with established trees.

The property has radiator heating and is offered with no onward chain.

EPC Rating E. Council Tax Band E.

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £390,000

Property Type: Detached House

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Slate 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: Oil

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1682 ft<sup>2</sup>  
156.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>			
(39-54) <b>E</b>		40	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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