

property details **approval form**

24 Kings Court, Desborough, Kettering, Northamptonshire, NN14 2EQ

Date: 23 July 2026

Property Ref and Version: RWL108148 - 0009

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Property Images |
| 3. Short Description | 7. Floor Plan |
| 4. Long Description | |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

guide price £140,000

Tenure: Freehold

>> **key features**

- > Sale by Modern Auction (T&Cs apply)
- > Subject to an undisclosed Reserve Price
- > Buyers fees apply
- > End of terraced house
- > Two double bedrooms
- > Two allocated parking spaces
- > Close to all local amenities
- > Downstairs cloakroom
- > No onward chain
- > EPC Rating: D

>> **short description**

William H Brown are delighted to offer this two bedroom end of terrace property close to all amenities in Desborough. Owned by the current vendor from new, this property benefits from two allocated parking spaces, downstairs cloakroom and re fitted kitchen. Low maintenance garden and shed.

>> **long description**

William H Brown are delighted to offer this two bedroom end of terrace property close to all amenities in Desborough. Owned by the current vendor from new, this property benefits from two allocated parking spaces, downstairs cloakroom and re fitted kitchen. Low maintenance garden and shed. No onward chain.

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>> room description

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.

Entrance Hall

Entered via composite door with stain glass window to the front aspect, radiator and doors leading to Cloakroom and Lounge.

Cloakroom

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

Lounge

Double glazed window to the front aspect, double glazed window to the side aspect, stairs rising to first floor landing, door to understairs cupboard, coal effect gas fire with surround and hearth, radiator, coving to ceiling and door leading to kitchen.

Kitchen/ Diner

Fitted kitchen comprising wall and base units with worksurfaces over, stainless steel sink and drainer unit with mixer tap over, tiling to splashback areas, electric oven with gas hob and cooker hood over, space for fridge/ freezer, plumbing for washing machine, wall mounted boiler, radiator, double glazed window to the rear aspect and double glazed door to the rear aspect leading to rear garden.

First Floor Landing

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

Bedroom One

Double glazed window to the rear aspect and radiator.

Bedroom Two

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

Your William H Brown office: 2 Market Hill, Rothwell, KETTERING, Northamptonshire, NN14 6EP
T 01536 418888 **E** rothwell@williamhbrown.co.uk

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>> room description

Bathroom

Suite comprising shower cubicle with electric shower over, pedestal wash hand basin, low level WC, partly tiled, radiator and double glazed obscured window to the side aspect.

Externally

Front

Small open frontage mainly laid with gravel and pathway leading to front door.

Rear Garden

Mainly laid with gravel for easy maintenance, paved area for seating, mature shrubs, garden shed, fully enclosed with timber fencing and rear gated access leading to two allocated parking spaces.

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>> **room description**

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>> **property images**



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>> floor plan



Total floor area 59.4 m² (640 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



>> approval

Signature		Date
Tracey Furey		23/07/2026
Mr K.M. Stone		