



27 Lincoln Way, Daventry, NN11 4SX



Not to scale. For illustrative purposes only



**For Auction - Guide Price £150,000 to £170,000**

FOR SALE BY AUCTION ON WEDNESDAY 18TH FEBRUARY 2026 COMMENCING AT 11AM - SALE VIA A LIVE STREAMED AUCTION

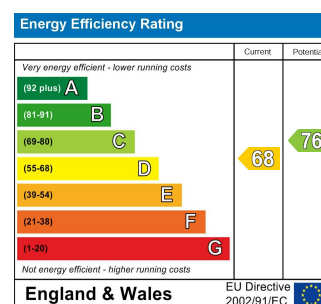
GUIDE PRICE: £150,000 to £170,000

VIEWINGS - BY APPOINTMENT ONLY - PLEASE CALL 01604 259773 - FRIDAY 13TH FEBRUARY FROM 2.00PM TO 2.30PM

Superb opportunity to acquire a vacant, a well-presented two-bedroom semi-detached bungalow is pleasantly located on the popular Stefen Hill development. The accommodation includes a spacious 14ft lounge, fitted kitchen, two bedrooms, and a shower room. Additional benefits double glazing, gas central heating, parking, and a private, enclosed rear garden, making this an ideal home for comfortable and convenient living suitable for either owner occupation or rental investment.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE: [www.auctionhouse.co.uk/northamptonshire](http://www.auctionhouse.co.uk/northamptonshire)

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## ACCOMMODATION

### ENTRANCE HALL

With door from the side aspect. Further doors lead into the kitchen, shower room and:

### LOUNGE

14'3 x 9'11

With feature brick wall, window to the front elevation and access to an inner hall and cupboard.



### KITCHEN

9'5 x 5'4

Fitted in a range of modern floor and wall cabinets with worksurface incorporating a sink and drainer. There is an integrated oven and four ring hob, tiling to splash areas and window to the front.



### SHOWER ROOM

6'0 x 5'4

Fitted in a suite with W.C, wash basin, and corner shower. There is tiling to splash areas and window to the side.



### BEDROOM ONE

10'1 x 8'0

Fitted with sliding mirror fronted wardrobes and window to the rear.



### BEDROOM TWO

8'5 x 6'10

Bedroom two has a cupboard, window to the rear and multi paned door leading out to the garden.



### OUTSIDE

To the front is a lawned garden, path leads to the side door.



### REAR GARDEN

The low maintenance rear garden is mainly paved with timber fencing. Beyond this is the parking.



### SERVICES

None of the services nor any appliances mentioned have been tested.

### COUNCIL TAX

West Northamptonshire Council - Band B

### 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 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 be charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

### BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

### BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £2,100 (£1,750 plus VAT).

### HOW TO GET THERE

From junction 16 of M1 Motorway. Take the A45 Flore bypass heading towards Daventry. Continue straight over the next two roundabouts, staying on the A45. After passing the village of Dodford you will approach the outskirts of Daventry. At the next roundabout continue onto London Road and then turn left just before the petrol station onto Western Avenue. Continue along this road turning left onto Christchurch Drive and then second left into Lincoln Way where the property can be found on the left hand side.

### COPYRIGHT

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