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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Chapel Lane

Ludborough
DN36 5SJ

Guide Price £230,000

This fantastic refurbishment opportunity lies in a private position within the highly regarded village of Ludborough. Offered for sale with NO FORWARD CHAIN, this three bedroom detached home is in need of a full programme of renovation works in order to realise its full potential. The property is accessed at the end of Chapel lane and is approached by a long driveway which leads to a large detached garage/workshop. In our opinion, there is fantastic potential for further development and extension (subject to planning) . Current living accommodation is comprised of: Entrance hallway, lounge, dining room, cloakroom, fitted kitchen, landing area, three bedrooms and wet room. The property has a number of wooden windows and has oil central heating system (untested).

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Entrance Hall

3' 7" x 4' 3" (1.1m x 1.3m)
uPVC entrance door., radiator, stairs to first floor

Lounge

18' 1" x 12' 10" (5.5m x 3.9m)
Wooden windows to front and rear, two radiators

Dining room

19' 4" x 5' 10" (5.9m x 1.79m)
Wooden window to front, radiator, open entrance to Cloakroom , door to rear leading to Kitchen

Cloakroom

3' 7" x 2' 11" (1.09m x 0.9m)
low flush w/c, wash hand basin

Fitted Kitchen

7' 10" x 9' 7" (2.39m x 2.91m)
Window to rear, range of fitted units incorporating integral oven, hob and extractor. Sink unit and draining board. uPVC rear entrance door , built in storage cupboard.

First floor landing

4' 9" x 8' 4" (1.46m x 2.55m)
Window to rear, radiator

Bedroom 1

10' 6" x 9' 8" (3.2m x 2.94m)
Window to front , built in storage cupboard , 1 radiator

Bedroom 2

8' 1" x 10' 10" (2.46m x 3.3m)
Window to front, radiator

Bedroom 3

8' 1" x 8' 0" (2.47m x 2.43m)
Window to rear, radiator

Wet Room

5' 7" x 5' 4" (1.71m x 1.62m)
Window to rear, shower, low flush w/c, pedestal wash basin

Detached Garage

23' 3" x 15' 5" (7.09m x 4.7m)
light and power, 2 windows , timber double doors to front

Outside

There is a large lawned garden to the front and a generous lawned garden to the rear enclosed to all sides by wooden panel fencing. There is a long driveway and detached garage providing ample off road parking

Auctioneers Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold) If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay around 300.00 including VAT for this pack which you must view before bidding. The buyer signs a reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band D: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
30.6 sq.m. (329 sq.ft.) approx.

1ST FLOOR
30.7 sq.m. (330 sq.ft.) approx.



TOTAL FLOOR AREA : 61.3 sq.m. (660 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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