



Shadow Dawn Lutterworth Road

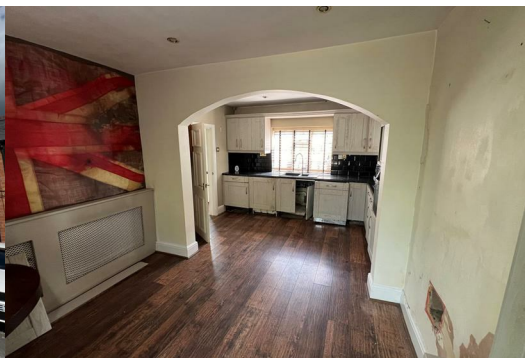
Bitteswell, Lutterworth, LE17 4RX

Guide Price £200,000



*****FOR SALE BY PUBLIC AUCTION 25TH JULY 2024 AT 2.00PM. REGISTER TO BID*****

A substantial three-storey property in the heart of this sought after village. In need of full renovation, the accommodations includes a lounge, dining kitchen, and cellar. There are three bedrooms and a bathroom on the first floor and two on the top floor. Gardens and store to the front with views over the village church. Excellent potential to remodel and modernise. Freehold with vacant possession.



Entrance Hall

Lounge 17'2" x 11'2" (5.24m x 3.42m)

Dining Kitchen 17'2" x 11'6" (5.24m x 3.52m)

Cellar

First Floor Landing

Bedroom 1 3.70m x 3.72m

Bedroom 2 11'0" x 9'6" (3.37m x 2.91m)

Bedroom 3 11'3" x 7'7" (3.44m x 2.32m)

Bathroom 11'9" x 4'8" (3.59m x 1.44m)

Second Floor Landing

Bedroom 4 11'5" x 11'1" (3.50m x 3.39m)

Bedroom 5 11'6" x 11'10" (3.53m x 3.61m)

Outside

Gardens to the front that overlook St Marys' Church on the Lutterworth Road.

The property also backs onto Manor Road to the rear.

There is a brick store and gated side pedestrian access.

Buyers Administration Fee

Buyers will be required to pay an auction administration fee of £1500.00 (£1,250 + VAT)

Buyers Premium

Buyers will be required to pay a Buyers Premium of £1500.00 inc VAT (£1250.00 + VAT)

Disbursements

Please see the legal pack for any disbursements listed that may become payable by the buyer.

Tenure

The property is being sold freehold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the auctioneers.

Consumer Protection Legislation

These auction details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

48 Granby Street, Leicester, LE1 1DH

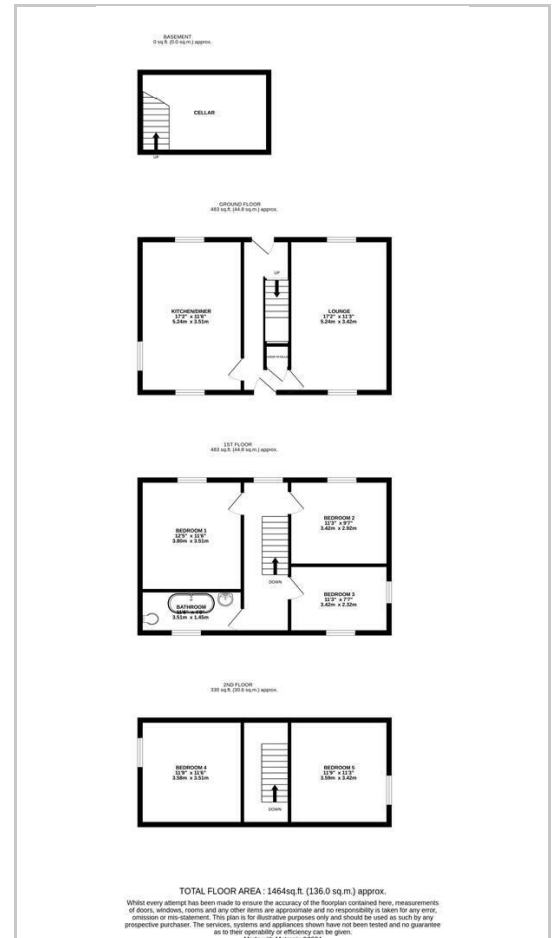
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Area Map



Floor Plans



Energy Efficiency Graph

