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The Willows, Alford



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When it comes to
property it must be


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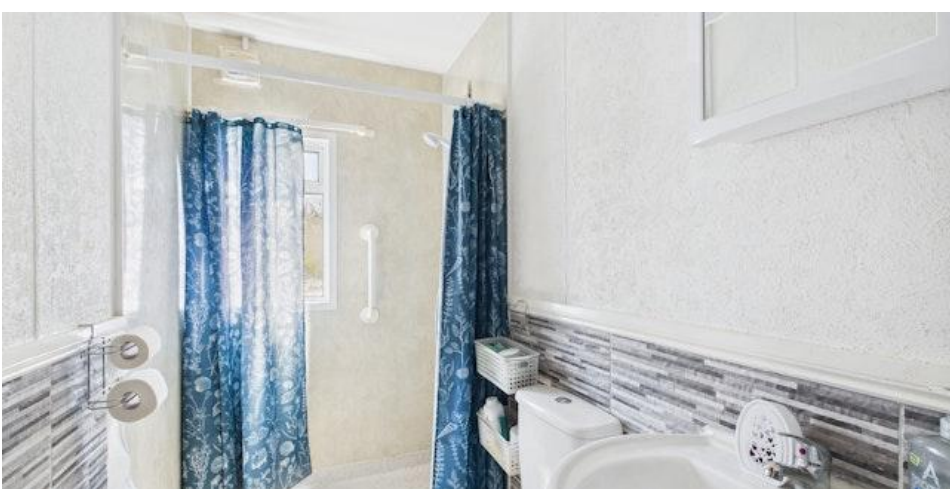
Guide price £20,000



****BEING SOLD BY MODERN AUCTION - TERMS AND CONDITIONS APPLY. GUIDE PRICE £20,000 **** Situated on The Willows Park, this park home enjoys the year-round living being on a 12-month site. The Park boasts it own golf course, fishing lakes, tennis courts, bowling green and newly added swimming pool and fitness suite.

Key Features

- 12 Month Occupancy
- Two Bedrooms
- Wet Room
- Private Driveway
- Lounge
- Kitchen
- EPC rating E
- Tenure: Leasehold





****BEING SOLD BY MODERN AUCTION - TERMS AND CONDITIONS APPLY. GUIDE PRICE £20,000**** The property offers, Lounge, Kitchen, Wet Room, Two Bedrooms. Situated on The Willows Park, this park home enjoys the year round living being on a 12 month site. The Park boast it own golf course, fishing lakes, tennis courts, bowling green and newly added swimming pool and fitness suite.

Entrance Hall

3.06m x 1.14m (10'0" x 3'8")

Upvc door to the side elevation, access to all rooms and radiator.

Kitchen

2.38m x 3.58m (7'10" x 11'8")

Upvc double aspect windows to both side elevations, fitted with a range of base and wall units with worktop over, range of cupboard and drawers, tiled splashback, one bowl stainless steel sink unit with drainer, space for cooker, extractor hood, space for under counter fridge, space and plumbing for washing machine, radiator and power points. Built in cupboard housing the gas combi boiler.

Lounge

3.63m x 3.6m (11'11" x 11'10")

Upvc bow window to front elevation, window to side elevation, radiator, tv point, telephone point, power points, fireplace with electric fire and Upvc door to the side.

Bedroom One

2.23m x 3.59m (7'4" x 11'10")

Upvc window to rear elevation, wardrobes, drawers, power point and radiator.

Bedroom Two

2.35m x 2.39m (7'8" x 7'10")

Upvc window to side elevation, wardrobes, vanity unit and drawers, power point and radiator.

Wet Room

1.26m x 2.37m (4'1" x 7'10")

Obscure window to side elevation, wet room style floor with wall mounted electric shower, grab rails, mermaid board to walls, WC, pedestal wash hand basin, radiator and extractor fan.

Outside Space

The property boasts a generous plot. The side of the property is a gravelled area allowing off road parking for a couple of vehicles. There is an attractive and low maintenance landscaped garden area with an array of flowers, mature trees and shrubs and a patio seating area. With fencing and hedging to define the boundary and create privacy. There are two storage sheds to the back of the property.

Location

Maltby le Marsh is a linear village which lies between the towns of Alford and Mablethorpe. The village boasts a well-managed and popular village hall shared with the parishes of Strubby and Beesby. Mablethorpe is a small seaside resort on the east coast of Lincolnshire, approximately 17 miles north of Skegness. The town has a range of shops and amenities including a cinema, sports centre, primary school and health care centre.

Directions

From the office on Victoria Road Head north-west on A52 towards Knowle Street ,Turn left onto High St/A1104, Continue to follow A1104 Turn right onto the Willows.

Services

Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services. Mobile and broadband It is advised that prospective purchasers visit checker . ofcom . org . uk in order to review available wifi speeds and mobile connectivity at the property. No services have been tested the purchaser should rely on their own survey to confirm this.

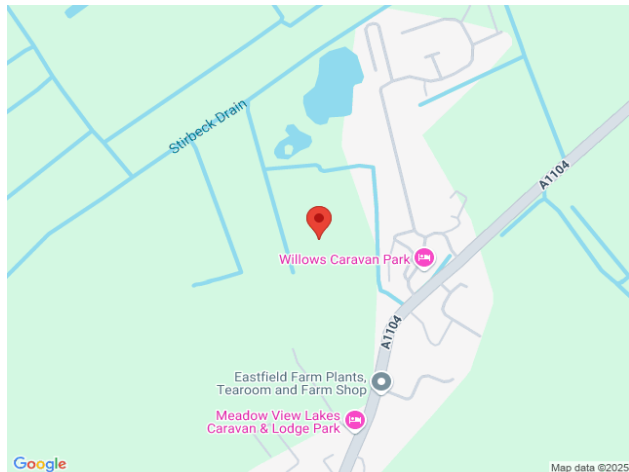
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Auctioneers Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.





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