



Pandoras Box, Hoffleet Stow, Bicker, Boston, PE20 3AE



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Freehold

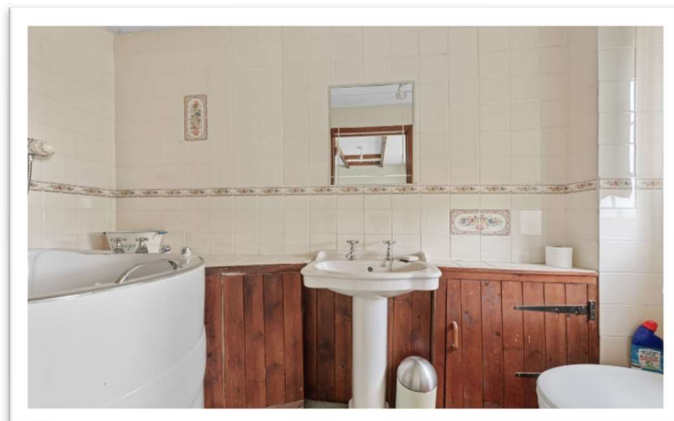
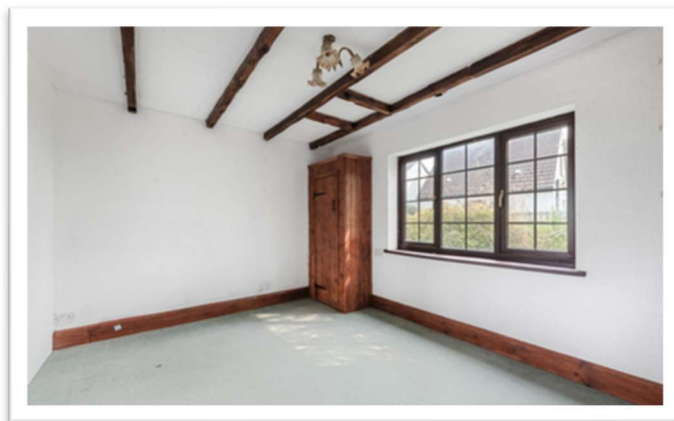
Guide price £155,000



Key Features

- Detached house
- Three bedrooms
- Three receptions & conservatory
- En-suite & bathroom
- Off-road parking & garden
- Open views to front & rear
- Immediate 'exchange of contracts' available
- Sold via 'Secure Sale'
- CASH BUYERS ONLY
- EPC rating E





**Being Sold via Secure Sale online bidding - Terms & Conditions apply
Guide Price £155,000**

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

A detached house on a plot of approximately 0.20 acre, subject to survey, in a semi-rural location with open views to the front & rear. Having accommodation comprising: porch, dining room, lounge, study, ground floor bedroom three, en-suite bathroom, kitchen and conservatory to ground floor. Two bedrooms and bathroom to first floor. Outside the property has off-road parking to the front and enclosed lawned garden to the side. The property benefits from oil fired central heating and double glazing. **CASH BUYERS ONLY**

ACCOMMODATION

Part glazed front entrance door through to the:

PORCH

With further part glazed door to the:

DINING ROOM

3.76m x 4.83m (12'4" x 15'10")

Having two windows to front elevation, window to side elevation overlooking the conservatory, beams to ceiling and fireplace recess with quarry tiled hearth.

LOUNGE

3.65m x 4.83m (12'0" x 15'10")

Having windows to side & rear elevations, radiator, beams to ceiling, staircase rising to first floor and feature brick built fireplace with inset multi-fuel burner with plinths to either side.

STUDY

2.96m x 4.13m (9'8" x 13'6")

Having window to rear elevation, beams to ceiling and built-in cupboard.

BEDROOM THREE

2.80m x 3.46m (9'2" x 11'5")

Having window to front elevation, beams to ceiling and radiator.

EN-SUITE

1.69m x 2.72m (5'6" x 8'11")

Having window to front elevation, tiled walls, deep panelled bath with mixer shower fitting over, close coupled WC and pedestal hand basin.



KITCHEN

3.52m x 3.64m (11'6" x 11'11")

Having windows to front & side elevations, beams to ceiling and wood effect flooring. Fitted with a range of base & wall units with wood block work surfaces comprising: belfast style sink with mixer tap inset to work surface, cupboards, drawers & appliance spaces under. Work surface return with inset Leisure range style cooker, cupboards & drawers under, extractor over. Further work surface return with cupboards & drawers under, cupboards over. Archway through to the:

CONSERVATORY

2.72m x 3.67m (8'11" x 12'0")

Having polycarbonate roof, french doors with side panels to side elevation & garden, radiator and wood effect flooring.

FIRST FLOOR LANDING

BEDROOM ONE

3.67m x 4.11m (12'0" x 13'6")

Having window to rear elevation and built-in cupboard.

BEDROOM TWO

2.73m x 3.35m (9'0" x 11'0")

Having dormer style window to front elevation, further window to side elevation and built-in cupboard.

BATHROOM

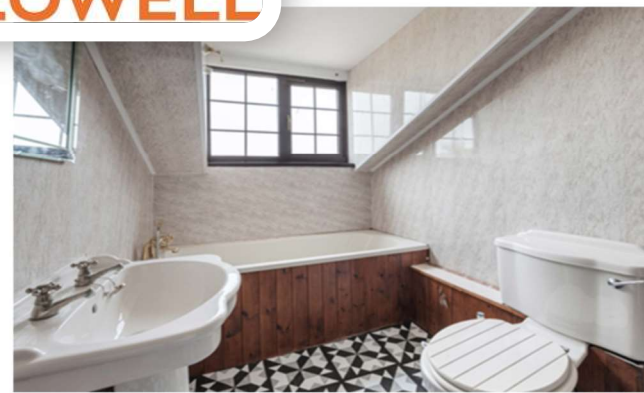
1.17m x 2.80m (3'10" x 9'2")

Having dormer style window to front elevation, tile effect flooring, mermaid board walls, panelled bath with mixer tap & hand held shower attachment, close coupled WC and pedestal hand basin.





 **NEWTON
FALLOWELL**



EXTERIOR

To the front of the property there is a driveway which provides off-road parking.

GARDENS

Being to the side of the property where there is a shaped lawn with borders, decked patio area, garde shed and summerhouse.

SERVICES

The property has mains electricity and water connected. Drainage is to a septic tank. Heating is via an external oil fired boiler serving radiators and the property is double glazed.

THE PLOT

The property occupies a plot of approximately 0.20 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

DISCLAIMER

We are advised that the property was subject to flooding in the Winter of 2023



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.

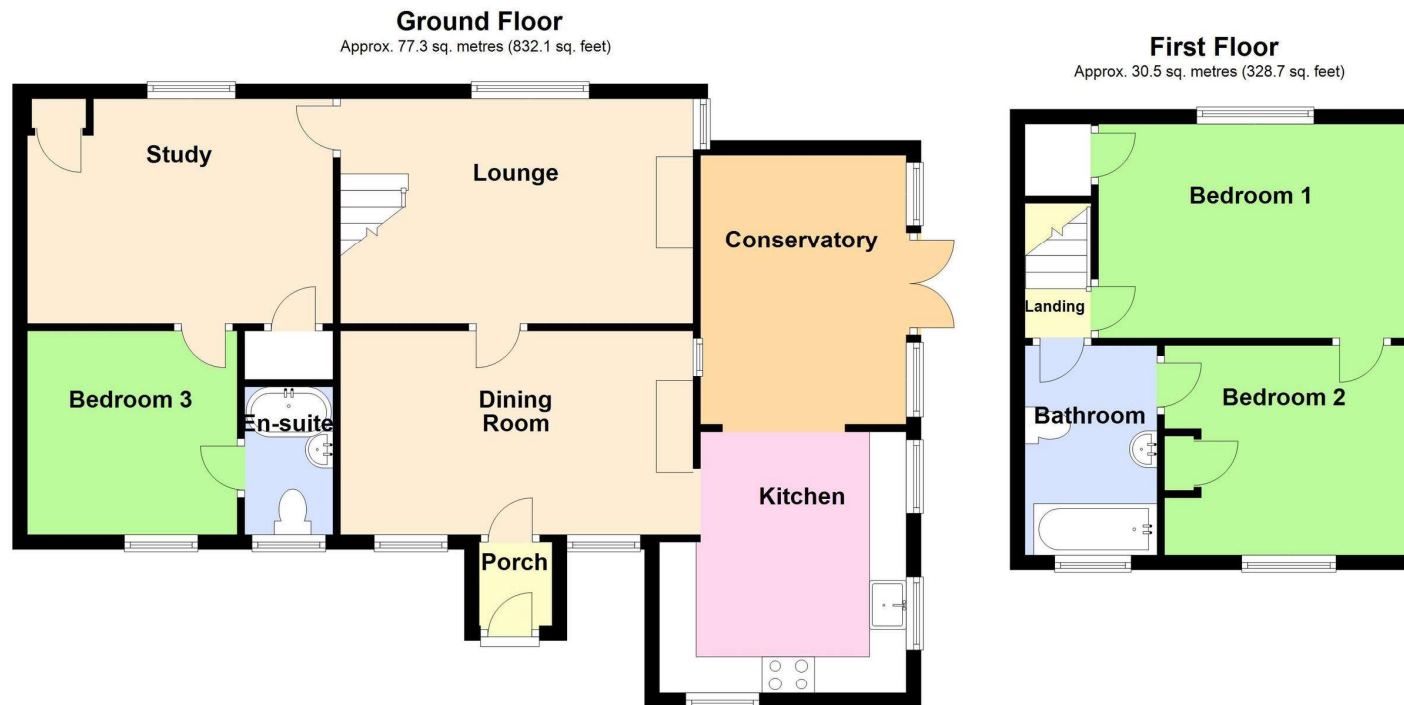
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Floorplan



Total area: approx. 107.8 sq. metres (1160.8 sq. feet)



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