



The Orchard, Maltby Road, Beesby, Alford

£145,000



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Willsons
— SINCE 1842 —

The Orchard, Maltby Road
Beesby, Alford
Lincolnshire, LN13 0JF

"AGENT'S COMMENTS"

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £145,000
Situated on a generous plot this property offers a great deal of potential. Offering conservatory, garage, driveway and spacious gardens to the front and rear. Benefitting from partially uPVC double glazing, oil fired central heating, no onward chain and a semi-rural location whilst still begin a short drive from the market town of Alford and the popular costal town of Mablethorpe.

LOCATION

Beesby is a village situated approximately 5 miles south-west of the coastal town of Mablethorpe and 4 miles north of the market town of Alford. Both towns offer a wealth of amenities including doctors surgery and primary schools along with a variety of shops both independent and national as well as eateries and takeaways. Alford is also home to secondary schools including a Grammar School and has a thriving market with market days being on a Tuesday and Friday as well as holding periodic craft markets.



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<https://www.willsons-property.co.uk>

Front of Property

With iron double gates leading to rubber crumb driveway, area of lawn, shrubs and hedging, wooden side gate leading to the rear garden, concrete pathway to both sides of the property and front of the property, property boundaries of brick wall and fencing.

Front Porch

With uPVC front door, additional uPVC door, window to the side of the property.

Living Room

14'4" x 13'11" max (4.37m x 4.24m max)

With feature tiled fireplace with electric fire, windows to the front and side of the property and carpeted flooring.

Kitchen

12' x 7'8" max (3.66m x 2.34m max)

With wall and base units, sink with mixer tap and drainer, extractor fan, window to the side of the property, vinyl and carpeted flooring.

Bathroom

10'5" x 4'10" (3.18m x 1.47m)

With WC and vanity wash basin unit, mobility walk in bath with electric shower over, electric wall mounted heater, extractor fan, partially tiled walls and tiled flooring.

Inner Hall

With cupboard housing the oil fired central heating boiler, storage cupboard with space and plumbing for washing machine, fuse box and carpeted flooring.

Bedroom One

12'6" x 10'10" max (3.81m x 3.30m max)

With window to the front of the property and carpeted flooring.

Bedroom Two

10'11" x 8'11" (3.33m x 2.72m)

With window to the side of the property and carpeted flooring.

Conservatory

10'8" x 8'7" (3.25m x 2.62m)

With solid roof, full height windows to the rear and side, door leading to the rear garden and carpeted flooring.

Garage

20' x 9'5" (6.10m x 2.87m)

With up and over door, light and power and personnel door to the side.

Rear Garden

Set to lawn with borders of flowers, fruit trees and shrubs, concrete slabbed patio area, pond, raised vegetable bed, oil tank, three greenhouses, timber shed (9'10" x 9'9") and property boundaries of fencing.

Auctioneers Additional 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.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

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.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Services

We understand that mains electricity and water are connected to the property. Drainage is to a private system. There is an oil fired central heating system installed at the property.

Local Authority

Council Tax Band 'C' payable to Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincs, LN11 8UP. Tel: 01507 601111.

Energy Performance Certificate

The property has an energy rating of E. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 0350-2915-7280-2727-4951

Viewing

Viewing is strictly by appointment with the Alford office at the address shown below.

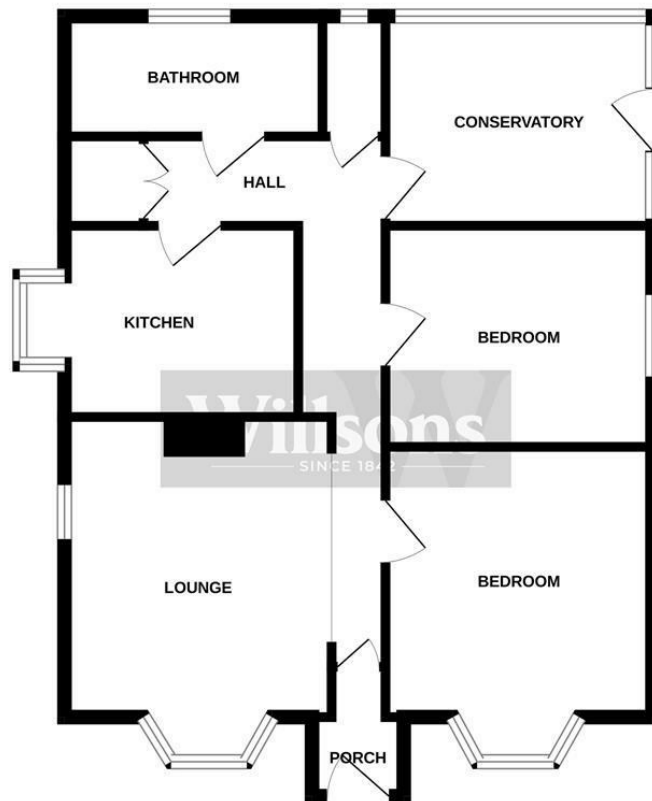
Directions

Proceed north out of Alford for approximately 3 miles on the A1104 into Beesby whereupon the property can be found on the left hand side.

What3words: ///weaved.mandolin.national



GROUND FLOOR
696 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA: 696 sq.ft. (64.7 sq.m.) 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. Made with Metrooxx 6/2023

FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

