



Braemar House, Gorse Drove, Screddington, Sleaford, NG34 0AL **Guide Price £180,000 (£900 + VAT Buyers Fee)**

Description

A four bedroom detached chalet style house property situated in an attractive rural location. The property is a partially completed renovation project and benefits from a good-sized plot extending to 0.48 acre, in an elevated position with impressive countryside views, together with a garage and parking for multiple vehicles.

Important Note

The Property is situated within the site of the proposed Anglian Water reservoir. For further information regarding this, please contact the agent.

Location

Braemar House is situated off Gorse Drove, just outside the popular village of Screddington. Screddington is well located with good connections to the towns of Sleaford, Bourne, Grantham and Boston. Sleaford, an attractive market town, is situated just six miles from Screddington and provides an array of local shopping and recreational facilities.

<https://what3words.com/coupler.lighten.emeralds>

Accommodation

Entrance Hall 2.17m x 2.98m

A solid wooden front door gives access to the entrance hallway. Staircase to first floor, doorways leading into:

Kitchen 3.96m x 3.03m

Laminate floor, base and eye level units and window to rear.

Dining/Living Room 2.99m x 3.70m + 6.50m x 3.52m

A light and airy L-shaped room with large windows to the side and front elevation, together with windows and French doors to the rear, open fireplace.

WC 1.50m X 0.92m

Lino floor, window to front elevation, toilet and sink.

Downstairs Bedroom 2.81m x 3.05m

Double bedroom with three windows to front elevation.

Landing 0.91m x 2.93m

Built in cupboards and wooden floorboards.

Bedroom One 4.10 x 3.98 max

Window to side elevation, built-in cupboard.

Bedroom Two 1.92m x 2.20m + 1.19m x 2.99m

Single bedroom with window to front elevation, Loft hatch, wooden floorboards.

Bedroom Three 3.98m x 3.04m

Window to side elevation. Wooden floorboards.

Family Bathroom 1.66 x 2.15m

Partially tiled walls, sink.

Tenure & Possession

Freehold with vacant possession upon completion.

Council Tax

Band C

Viewing

Strictly by appointment with the Auctioneers Tel: 01522 504360

Completion Date

This lot will be sold with a 10% deposit and up to 4 weeks for completion

Auction Bidder Identity Check

Prior to bidding on any auction lots we are required to verify the identity of the bidder to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. We also need to complete the remote bidding registration process as this will be a live stream event only. Please contact us on 01522 504360 or cpa@brown-co.com

Solicitors

Alex Murray
Roythornes
Enterprise Way
Spalding
PE11 3YR

01775 842534

alexmurray@roythornes.co.uk

Agent

James Mulhall 01522 504360 or Monet Johnson 01522 457145
cpa@brown-co.com



