



Rose-An-Dynas, Wedland Lane,
Thorpe St Peter, PE24 4PN



**Being sold via Secure Sale online bidding. Terms & Conditions apply.
Starting Bid £115,000**

- NO CHAIN
- 3 BEDROOM COTTAGE
- LOUNGE & DINING ROOM
- GARDEN ROOM
- EN-SUITE
- WORKSHOP & GARAGE
- FREEHOLD
- EPC RATING F
- COUNCIL TAX BAND B



NO CHAIN. A 3 Bedroom Detached Cottage with Garage. With Kitchen, Utility and Pantry, Dining Room, Lounge, Shower Room, WC, Bedroom 3, Garden Room with spiral staircase leading to a further 2 Bedrooms with En-Suite. Good sized garden with Workshop, 2 Ponds and Greenhouse. Driveway for parking and Car Port and Garage. EPC Rating F

ACCOMMODATION

Entrance via a wooden stable door into:-

KITCHEN

6.54m x 2.67m (21'6" x 8'10")

With wall and base units, quartz worktop and tiled splash backs, belfast style sink unit with mixer tap, gas hob and extractor fan, built in double oven, plumbing for dish washer, plumbing for washing machine, space for dryer, Pantry, radiator, tiled floor, 2 pvc windows to the side and rear elevation.

DINING ROOM

3.49m x 4.19m (11'6" x 13'8")

With radiator, built in desk and storage, burning stove.

CLOAKROOM

2.13m x 1.76m (7'0" x 5'10")

With vanity unit with wash basin, WC, heated towel rail, radiator, opaque pvc window to the rear elevation.



LIVING ROOM

4m x 3.58m (13'1" x 11'8")

With multi fuel stove, radiator, open to:-

SHOWER ROOM

2.68m x 2.12m (8'10" x 7'0")

With WC, unit with wash basin, shower cubicle, built in storage, radiator, opaque pvc window to the side elevation.

SUN ROOM

7.49m x 2.46m (24'7" x 8'1")

With double glazed wooden windows, pvc french door to the rear garden, tiled floor, 2 radiators and spiral stair case leading to the first floor.

BEDROOM 1

4.47m x 2.67m (14'8" x 8'10")

With sky window, tiled floor, radiator, pvc door to the rear elevation.

LANDING

With wooden double glazed window to the rear.

BEDROOM 2

3.71m x 3.7m (12'2" x 12'1")

With wooden pvc window to the rear elevation, double glazed sky window, radiator, eaves storage, access to loft space.

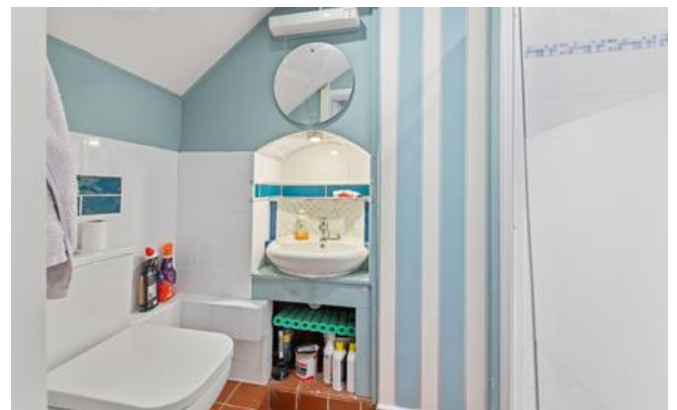
BEDROOM 3

3.23m x 3.13m (10'7" x 10'4")

With wooden double glazed window to the rear elevation, radiator, fitted wardrobes.

EN-SUITE SHOWER ROOM

With WC, wash basin and shower enclosure.



OUTSIDE

To the front is a driveway leading down to a Car Port and Garage.

A path leads round to the rear garden being majority paved with trees and shrubbery around, decking area, 2 ponds, Greenhouse and large Workshop.

WORKSHOP

With power.

GARAGE

4.7m x 4.65m (15'5" x 15'4")

With power and light, wooden double doors.

TENURE

Freehold.

SERVICES

The property has mains electricity and water connected. Heating is via an oil fired boiler served by radiators. Drainage is to a Septic Tank.

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

By prior appointment with Newton Fallowell office in Skegness and accompanied by their personnel.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band - B 2024/25 - £1,609.31

AGENTS 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



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.

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'.

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.**

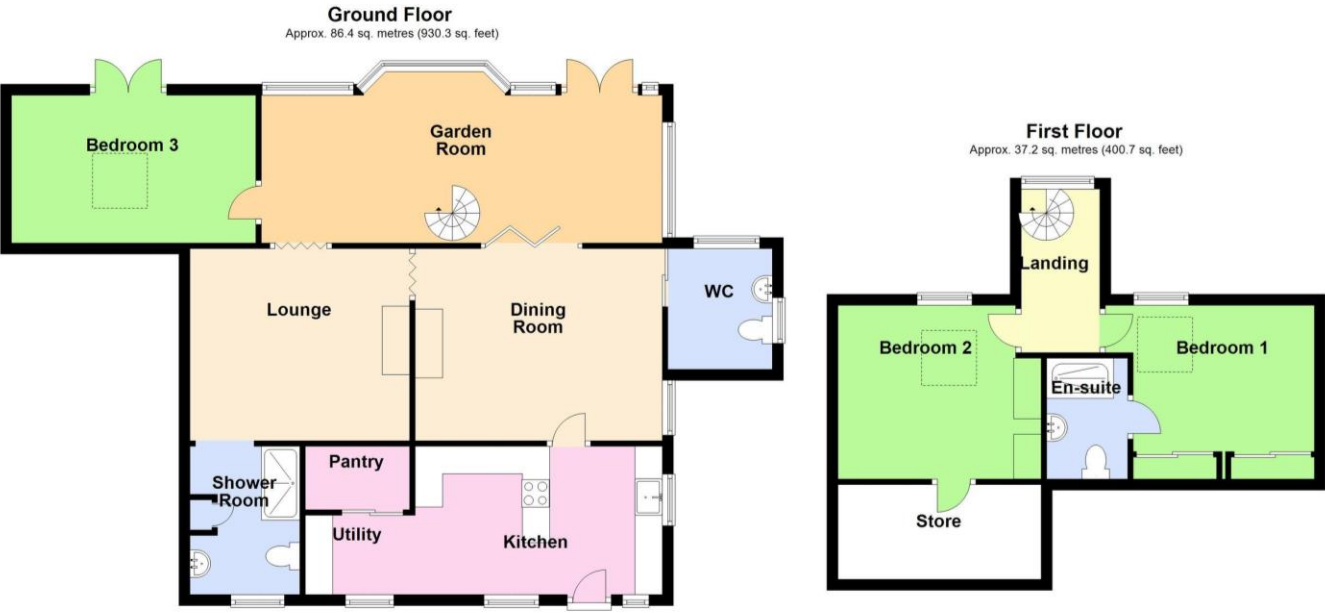
AUCTIONEERS ADDITIONAL COMMENTS

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.

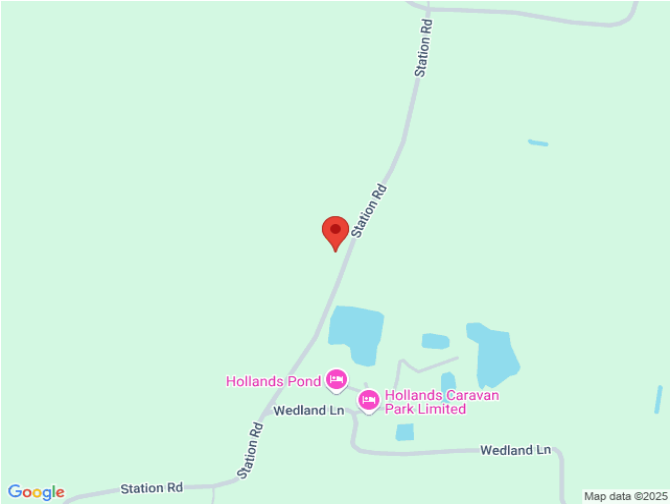
The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by 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.

Floorplan



Total area: approx. 123.7 sq. metres (1331.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		



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