



**Connells**

Peck Hill  
Ropsley Grantham



### Property Description

Connells are delighted to offer to market this spacious three bedroom detached bungalow occupying a generous plot within the desirable village of Ropsley. The property has been priced for immediate interest and briefly comprises of an Entrance Porch, Entrance Hall, Lounge/Diner, Kitchen, Three Bedrooms, Family Bathroom and a Consecratory. Externally, the property has off road parking which leads up to the extended garage with workshop to rear. To the rear, the garden is predominately laid to lawn with a variety of trees and shrubs to borders.

The village of Ropsley is approximately 5 miles from Grantham, it is a sought after village with a range of local amenities including village hall, primary school, public house, church and garage. Grantham is a historic and growing market town situated on the old Great North Road (A1) and East Coast main line linking the town to London (Kings Cross) in just over an hour. Within the town there are both girls' and boys' grammar schools, also a number of primary, secondary and nursery schools. Grantham boasts a wealth of further amenities such as health, leisure and shopping including a variety of independent boutiques and National chain shops as well as a Saturday street market.

proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to

**Entrance Porch**

**Entrance Hall**

**Lounge**

16' x 12' 10" ( 4.88m x 3.91m )

**Kitchen**

11' 10" x 9' 2" ( 3.61m x 2.79m )

**Conservatory**

13' 3" x 8' 4" ( 4.04m x 2.54m )

**Bedroom One**

13' 11" x 9' 9" ( 4.24m x 2.97m )

**Bedroom Two**

12' 1" x 4' 11" ( 3.68m x 1.50m )

**Bedroom Three**

9' 1" x 7' ( 2.77m x 2.13m )

**Wet Room**

**Externally**

**Garage**

**Rear Garden**

**Front Garden**









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**E [grantham@connells.co.uk](mailto:grantham@connells.co.uk)**

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**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/GRM308474](http://connells.co.uk/Property/GRM308474)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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