



**Woffindin Close, Great Gonerby, Grantham NG31 8LP**



**welcome to**

**Woffindin Close, Great Gonerby, Grantham**

Lovely bungalow in the village location of Great Gonerby. Semi-detached and well presented throughout there are open field views to the rear with low paved maintenance garden. Offering two bedrooms, lounge, kitchen and modern shower room. Call to book your viewing now !



## 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 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.

## Entrance Hall

Entering through a part glazed door into the entrance hall. there are doors leading to all rooms, loft access via a drop down ladder, storage cupboard and wooden effect laminate flooring.

## Lounge

12' 7" x 12' 8" ( 3.84m x 3.86m )

With a bay window facing the front aspect, coving to the ceiling and a radiator.

## Kitchen

12' 7" x 7' 5" max ( 3.84m x 2.26m max )

With a window to the front aspect, featuring beige units to both floor and eye level with marble effect worktops over, sink with rinser, side drainer and mixer tap, partially tiled walls, freestanding cooker, wall mounted boiler, wooden effect laminate flooring, space for appliances and a radiator.

## Bedroom One

8' 10" x 14' 8" ( 2.69m x 4.47m )

Having a window facing the rear aspect with open field views, featuring built-in wardrobes, coving to the ceiling, carpet and a radiator.

## Bedroom Two

10' 9" x 5' 11" ( 3.28m x 1.80m )

With a window facing the rear aspect, coving to the ceiling, carpet and a radiator.

## Shower Room

7' 10" excl. the entrance x 5' ( 2.39m excl. the entrance x 1.52m )

With a window facing the side aspect, corner shower cubicle with mains shower, built in vanity sink unit with storage, low-level WC, fully tiled to the walls, tiled flooring, heated towel rail, and an airing cupboard.

## General Description Outside

Approaching the property to the front there is a driveway to the side with parking for one to two vehicles leading to a single garage, lawned area and gated access to the rear garden.

The private rear garden is fully block paved for low maintenance, open field views, shed and gated access to the side of the property.

## Agents Note :

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."



**view this property online** [williamhbrown.co.uk/Property/GST111984](http://williamhbrown.co.uk/Property/GST111984)



welcome to

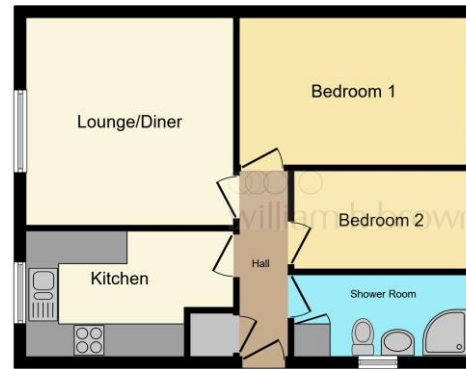
## Woffindin Close, Great Gonerby Grantham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi-Detached Bungalow
- Modern Shower Room

Tenure: Freehold EPC Rating: C

guide price

**£155,000**



Floor Plan



Garage



Google

Map data ©2024

Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/GST111984](http://williamhbrown.co.uk/Property/GST111984)



Property Ref:  
GST111984 - 0005

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01476 566363**



[Grantham@williamhbrown.co.uk](mailto:Grantham@williamhbrown.co.uk)



63 High Street, GRANTHAM, Lincolnshire,  
NG31 6NN



[williamhbrown.co.uk](http://williamhbrown.co.uk)