



**Dysart Road, Grantham NG31 7LP**



**welcome to**

**Dysart Road, Grantham**

Great traditional semi-detached family house in need of some modernisation, with some original features and has the potential to be restored. Offering good sized living accommodation, three bedrooms and bathroom. Large rear garden for entertaining and giving off road parking, Viewing is Essential.



## 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 main door into the entrance hall having carpet a radiator, stairs leading to the first floor landing, and doors leading into the lounge, dining room and kitchen.

## Lounge

12' 2" x 11' 9" ( 3.71m x 3.58m )  
With a lovely bayfronted window, carpet and a radiator.

## Dining Room

11' 9" x 12' 2" ( 3.58m x 3.71m )  
Facing the rear aspect with a feature fireplace with gas fire, coving to the ceiling, a radiator and patio doors leading out to the rear garden.

## Kitchen

14' 1" x 6' 8" ( 4.29m x 2.03m )  
Galley style kitchen with a range of white units to both the floor and eyelevel with speckled worktops over, sink with side drainer, partially tiled walls with a double oven, and gas hob. Also benefitting from spotlights to the ceiling, wooden effect laminate flooring, a radiator and door leading out to the rear garden.

## First Floor Landing

With a window to the side aspect, doors leading to the bedrooms and bathroom.

## Bedroom One

14' 7" max x 10' 4" max ( 4.45m max x 3.15m max )  
With a lovely bayfronted window, built in cupboards for storage, carpet and a radiator.

## Bedroom Two

10' 7" x 12' 2" ( 3.23m x 3.71m )  
With a window facing the rear aspect, built in storage cupboards, carpet and a radiator.

## Bedroom Three

7' 5" x 8' 4" ( 2.26m x 2.54m )  
With a window to the front aspect, carpet and a radiator.

## Family Bathroom

8' 3" x 6' 9" ( 2.51m x 2.06m )  
With a window to the rear aspect, bath with electric shower over, pedestal wash hand basin, low level WC, and fully tiled with a radiator.

## General Description Outside

Approaching the property to the front there is a driveway for off road parking, small garden with fencing. Access to the rear garden at the side of the property.  
The good sized rear garden features lawn with mature shrubs, great for entertaining.

An outbuilding ideal for storage featuring plumbing and a WC. as well as a large garage (21' 8 x 9') including lighting and sockets.



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## Dysart Road, Grantham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi-Detached House
- Lounge and Separate Dining Room

Tenure: Freehold EPC Rating: C

guide price

**£150,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST112220 - 0007

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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.

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