




william
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for sale
Grantham
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Dycote Lane, Welbourn, Lincoln LN5 0NL


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welcome to

Dycote Lane, Welbourn, Lincoln

Great home at a great price, two bedroom, mid-terraced, half modernised house. In a sought after village location with off-road parking and open field views to the rear. New kitchen and bathroom and offering a good size lounge. Give us a call to book your viewing !!



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 the property through a part glazed door into the entrance hall with an understairs cupboard for storage and doors leading through to the kitchen, lounge and staircase leading to the first floor landing.

Lounge

14' 1" max x 11' 6" (4.29m max x 3.51m)

With a window and double glazed sliding patio doors to the rear aspect, brick fireplace with electric fire, and slabbed hearth, and an electric heater.

Kitchen

8' x 11' 1" (2.44m x 3.38m)

With a double glazed window to the front, and having a range of grey gloss units to both the floor and eye level with wood worktops over, stainless steel sink with side drainer, mixer tap and tiled splashbacks. Freestanding cooker with extractor hood above, plumbing for a washing machine, wood effect laminate flooring, and an electric heater.

First Floor Landing

With doors leading to the bedrooms and family bathroom.

Bedroom One

10' x 13' (3.05m x 3.96m)

With a double glazed window to the rear aspect, fitted wardrobes, electric heater and carpet.

Bedroom Two

With a double glazed window to the front aspect, electric heater, carpet and cupboard for storage housing the water tank.

Family Bathroom

With a double glazed window to the front aspect, bath with electric shower over, pedestal wash hand basin, low level WC. Heated towel rail and vinyl flooring.

General Description Outside

Approaching the property to the front there is a picket fence with gated access to a concrete frontage for off-road parking.

The rear garden is sectional featuring a semi brick built shed for storage, paved patio area perfect for outside dining. The garden is mainly laid to lawn with shrub borders, fencing and field views to the rear.



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welcome to

Dycote Lane, Welbourn Lincoln

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Mid-Terraced House
- Modern Kitchen and Bathroom

Tenure: Freehold EPC Rating: D

guide price

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST112429 - 0004

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.



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