



Hunt Lea Avenue, Grantham NG31 7JJ

welcome to

Hunt Lea Avenue, Grantham

Spacious extended family house in a popular location on the outskirts of Grantham. Needing some modernisation and decoration this could be the perfect house for you. Beautiful gardens front & rear with driveway. Give us a call on 01476 566363 to book your viewing with us.



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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. 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

Entering the property through a part glazed door into the entrance hall with carpet, windows to the side aspect, staircase leading to the first floor landing, storage cupboard and doors leading into the lounge and kitchen.

Lounge

13' 7" max x 11' 3" (4.14m max x 3.43m)

With a bay window to the front aspect, carpet, feature fireplace with wood surround, tiles and hearth, open through to the dining area

Dining Area

7' 8" x 9' 9" (2.34m x 2.97m)

With carpet, radiator and door leading into the reception room to the rear.

Reception Room

9' 8" x 11' 3" (2.95m x 3.43m)

With a thin window to the side aspect, radiator, and doors leading out to the rear garden.

Kitchen

8' 2" x 8' 9" (2.49m x 2.67m)

With a window to the side aspect, and having a range of units to both the floor and eye level with wood effect worktops over, stainless steel sink, drainer, and partially tiled walls. Space for appliances, tiled floor and door leading into the inner hallway.

Inner Hallway

With carpet and doors leading into the reception room, utility, downstairs cloakroom and leading out to the rear garden.

Utility Room

5' 7" x 6' 3" (1.70m x 1.91m)

With a window to the rear aspect and tile effect flooring.

Downstairs Cloakroom

With a window to the rear aspect, sink with tile splashback, low level WC and tiled flooring.

First Floor Landing

With a window to the side aspect, carpet, hatch access to the loft, and doors leading into the bedrooms and family bathroom.

Bedroom One

12' 6" max x 11' 4" max (3.81m max x 3.45m max)

With a bay window to the front aspect, radiator, carpet, and built in wardrobes.

Bedroom Two

9' 3" x 11' 4" max (2.82m x 3.45m max)

With a window to the rear aspect, radiator, built in storage cupboards, and carpet.

Bedroom Three

7' 5" x 8' 3" (2.26m x 2.51m)

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

Family Bathroom

With a window to the front aspect, bath with shower over, pedestal wash hand basin, low level WC, decorative tiled walls, radiator, tiled floor, and airing cupboard with emersion heater.

General Description Outside

Approaching the property to the front with concrete driveway leading to a garage to the rear. Small lawn with an abundance of shrubs and flowers.

The rear garden features a paved patio area perfect for outside dining and entertaining, lawn, pathway leading to the rear of the garden and shed, plenty of matures trees, shrubs and plants.



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Hunt Lea Avenue, Grantham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached Family House
- Potential Project

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

guide price

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
GST113242 - 0003

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