



- Auction Property
- Extended 4 Bedroom Detached House
- Open Plan Kitchen Diner
- Lounge With Bi-Folding Doors
- 2 Bathrooms
- Converted Garage
- Immediate 'Exchange Of Contracts' Available
- Sold via 'Secure Sale'

Capito Drive, North Hykeham, LN6 9FZ,
Starting Bid £290,000





Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £290,000. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Having a considerable loft conversion is this 4 bedroom modern property situated within the Manor Farm development of North Hykeham. The property boasts 4 bedrooms and includes stylish living accommodation over 3 floors. The ground floor comprises an open plan kitchen diner (fitted in 2021) including a full range of kitchen appliances, a lounge measuring 16'4 x 15'11 including impressive bi-fold doors opening onto the rear garden and a feature media wall with fireplace. The first floor comprises a master bedroom with an en-suite and is finished with an additional fourth bedroom measuring 15'10 x 7'1 whilst there is also a 3 piece family bathroom. The top floor comprises of 2 double bedrooms with bedroom 2 boasting a Juliette balcony overlooking green area. To the rear of the property there is a low maintenance but well presented and landscaped with a patio seating area ideal for entertaining and relaxing, a large artificial turf area and having high walled perimeters, external power and water source. The property is completed with driveway parking for 1 vehicle, a converted garage currently utilised as a games room come bar but previously utilised as a bedroom with insulated interior walls, hardwired broadband and a separate power connection. Capito Drive is located in an ideal area for growing families with easy access to primary and secondary levels, a regular bus service to and from Lincoln city centre, Hykeham railway station and a retail area which comprises of a Co-op foodstore, hairdressers and fish and chips takeaway. For further contact Starkey&Brown. Council tax band: C. Freehold.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Downstairs WC

Having low level WC, vanity hand wash basin unit, uPVC double glazed obscured window to front aspect and radiator.

Kitchen Diner (Fitted 2021)

15' 11" x 16' 4" (4.85m x 4.97m)

Having a range of base and eye level units with counter worktops, a range of integral appliances such as fridge freezer, washing machine, wine cooler, dishwasher, double oven with 5 ring hob and extractor hood, integrated larder cupboard, washing machine, breakfast bar arrangement, 2 uPVC double glazed windows, 2 radiators and stairs rising to first floor. Access to:

Lounge

9' 11" x 15' 9" (3.02m x 4.80m)

Having vertical and horizontal radiators, uPVC double glazed window to front aspect, bi-folding doors leading onto rear garden, feature media wall with integrated electric fireplace and LED ceiling lights.

First Floor Landing

Having uPVC double glazed window to rear aspect and radiator. Access to bedrooms and bathroom.

Master Bedroom

13' 0" x 9' 0" (3.96m x 2.74m)

Having uPVC double glazed window to front aspect, radiator and access to:

En-Suite

3' 11" x 6' 5" (1.19m x 1.95m)

Having uPVC double glazed obscured window to side aspect, walk-in shower arrangement, chrome heated hand towel rail, low level WC, vanity hand wash basin with LED illuminated mirror over and tiled flooring.

Bedroom 4

15' 10" x 7' 1" min (4.82m x 2.16m)

Having uPVC double glazed windows to side and front aspects and radiator.

Bathroom

5' 6" x 6' 5" (1.68m x 1.95m)

Having panelled bath with rainfall showerhead over and a mix slate surround, low level WC, vanity hand wash basin unit with LED illuminated mirror over, uPVC double glazed obscured window to side aspect, tiled flooring, walled surround, shaver point and chrome heated towel rail.

Second Floor Landing

Bedroom 2

12' 11" x 12' 10" (3.93m x 3.91m)

Having uPVC double glazed window to front aspect, Velux window with Juliette balcony overlooking green area and radiator.

Bedroom 3

12' 10" x 9' 11" (3.91m x 3.02m)

Having uPVC double glazed window to front aspect, Velux window and radiator.

Outside Rear

Having artificial turf with patio seating area, a high walled perimeter, water and power source and covered storage area for garden tools with gated access to side of the property.

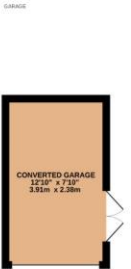
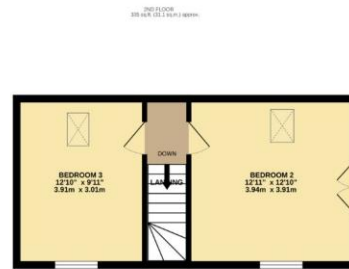
Converted Garage

Having French door entry from garden, electric heating, hard wired broadband and separate electric source, includes a bar arrangement previously being utilised as an additional double bedroom, loft access which provides additional storage.

Outside Front

Having 1 driveway parking space, front of the property being landscaped with a selection of mature shrubs and a slate shilling finish.





TOTAL FLOOR AREA : 1284 sq.ft. (119.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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