



- Semi Detached 3 Bedroom House
- Immediate 'exchange of contracts' available
- Being sold via 'Secure Sale'
- Lounge Diner, Kitchen & Conservatory

- Enclosed Rear Garden
- Popular Village Location
- Driveway Parking
- Ideal First Time Buy

Paddock Lane, Branston, LN4 1LB,
Auction Guide Price £190,000



Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £210,000

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.

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 Auctioneers.

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. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

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.

Starkey&Brown is pleased to offer for sale this individual semi-detached home located in a non-estate position within the heart of the village of Branston and only a short walk away from a wide range of local amenities. Accommodation briefly comprises spacious entrance lobby, 24ft lounge diner with double aspect windows, kitchen, 16ft conservatory with door leading onto rear garden first floor landing, 3 bedrooms and first floor bathroom. Outside the property benefits from driveway with space for 2 vehicles, single garage and generous sized fully enclosed garden which extends to the side of the property. Call today to view! Council tax band: C. Freehold.



Entrance Lobby

Having uPVC front entrance door, fitted storage cupboard, wood effect vinyl flooring and door into:

Lounge Diner

24' 0" max x 16' 2" max (7.31m x 4.92m)

Having double aspect windows, laminate wood effect flooring and 2 radiators.

Kitchen

8' 2" x 7' 10" (2.49m x 2.39m)

Having a range of matching wall and base units, one and a half bowl single drainer stainless steel sink unit with mixer taps over and tiled splash backs, built-in oven, hob and cooker hood, ceramic tiled floor, uPVC door leading into:

Conservatory

16' 0" x 7' 1" (4.87m x 2.16m)

Being of uPVC construction with utility area to include plumbing for washing machine, plumbing for dishwasher and space for fridge freezer, LED downlights and uPVC door leading onto garden.

First Floor Landing

Having linen cupboard and access to part boarded loft with loft ladder and lighting.

Bedroom 1

10' 9" x 9' 6" (3.27m x 2.89m)

Having built-in wardrobe and radiator,

Bedroom 2

10' 3" x 9' 6" (3.12m x 2.89m)

Having built-in wardrobe and radiator.

Bedroom 3

6' 10" x 6' 6" (2.08m x 1.98m)

Having built-in wardrobe, laminate wood effect flooring and radiator.

Bathroom

Having 3 piece suite comprising panelled bath with handheld shower attachment and glass shower screen over, pedestal wash hand basin, low level WC, wood effect vinyl flooring, heated towel rail and part tiled walls.

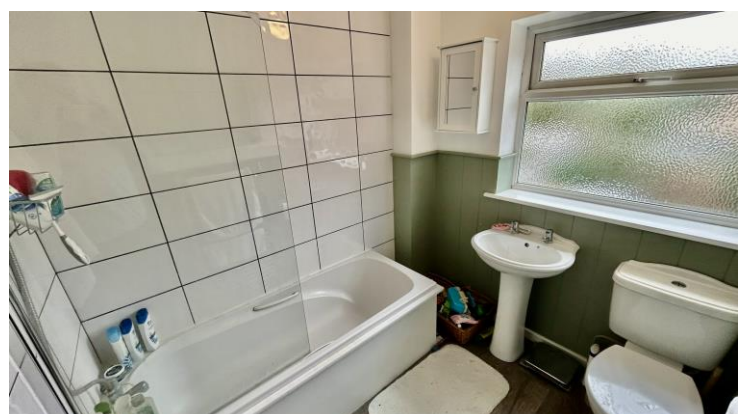
Outside Rear

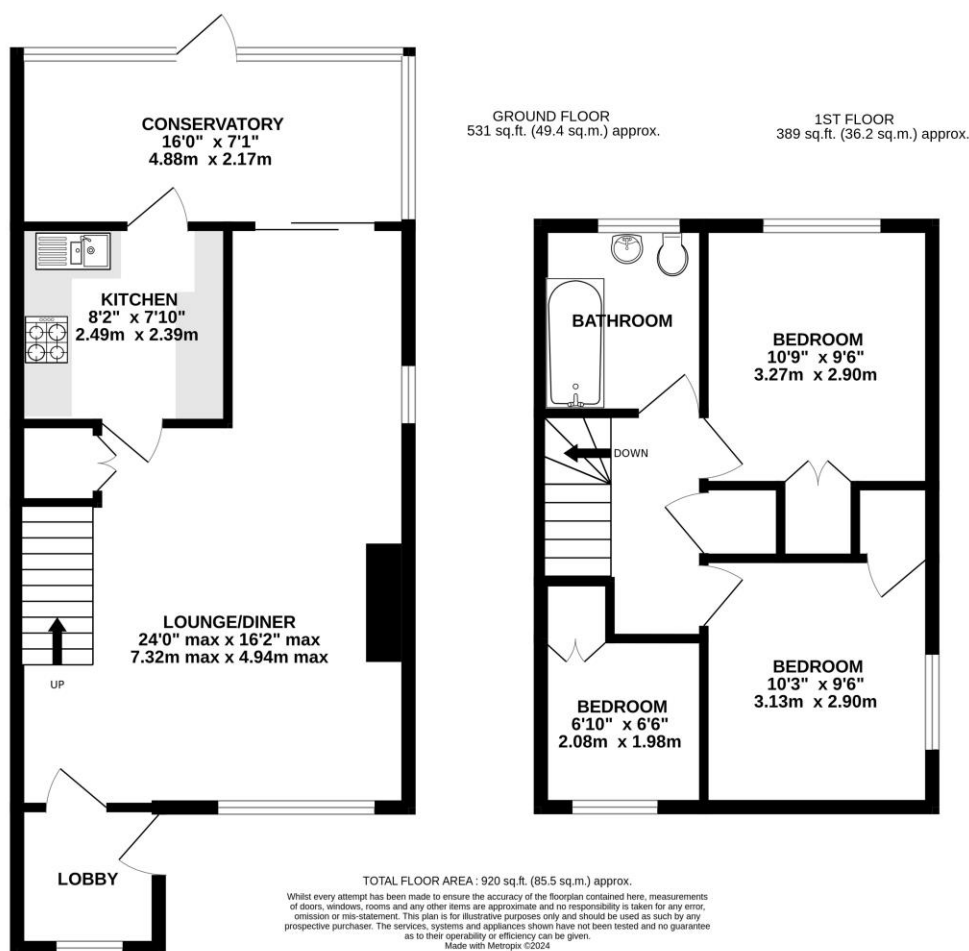
To the rear of the property there is a fully enclosed garden offering an excellent degree of privacy comprising lawn with large patio area extending to side of the property, raised timber decking area, a variety of plants, shrubs and fruit trees, garden shed, personnel door to garage and gate leading to side.

Garage

17' 1" x 7' 0" (5.20m x 2.13m)

Having up and over door, power and light, door leading into garden and adjacent driveway with space for 2 vehicles.





In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

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.

Important Information:

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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