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Auction Guide Price

£90,000

EPC Rating: F

Whyne House

North Killingholme, North East Lincolnshire, DN40 3JJ

3 Bed Detached House



- ✓ **DETACHED COTTAGE WITH LARGE SIDE GARDEN & A RANGE OF OUTBUILDINGS**
- ✓ **IN NEED OF EXTENSIVE REFURBISHMENT AND MODERNISATION**
- ✓ **3 DOUBLE BEDROOM & FAMILY BATHROOM**
- ✓ **NO UPWARD CHAIN**
- ✓ **** FOR SALE BY MODERN METHOD OF AUCTION ****
- ✓ **POTENTIAL DEVELOPMENT OPPORTUNITY**

11 King Street, Barton-upon-Humber, North Lincolnshire, DN18 5ER

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A superb opportunity for a range of buyers with different intentions to purchase a charming white washed detached cottage, situated within close proximity to the Oil Refinery and Immingham Docks, coming to the market with the benefit of immediate vacant possession and no upward chain and benefits from a substantial lawned plot, mainly found to the side which has independent vehicle access and could have potential for building and development subject to local planning and consent. The property offers scope for modernisation and improvement and would lend itself ideally for an extension if required. The accommodation comprises; Entrance Hallway, front Living Room, fitted Kitchen with open access to a Dining Room, separate Sitting Room/Ground floor Bedroom 4 with en-suite Shower Room off. The first floor enjoys three generous Bedrooms and a family Bathroom. Adjoining the property there are two workshops with there being a concrete laid driveway to the side leading to the garage. The property benefits from a number of uPVC double glazed windows but the majority of openings come with original sliding sash units and has electric Economy 7 heating. Coming to the market with the agents highest of recommendations with no upward chain.

The full accommodation notes are as follows;

GROUND FLOOR

FRONT ENTRANCE HALL

With front hardwood single glazed entrance door with inset hammered effect glazing, straight flight staircase to the first floor accommodation with grab rail and door thought to:

FRONT LIVING ROOM

Measures approx. 3.88m x 3.97m (12' 9" x 13' 0") enjoying a dual aspect with front vertical sliding single glazed sash windows, matching twin side windows to either side of the chimney breast with side TV plinth, picture railing, electric night storage heater and door leads through to:

KITCHEN

Measures approx. 2.43m x 3.68m (8' 0" x 12' 1") with a side uPVC double glazed window on looking the side garden, rear panelled and single glazed entrance door leading to the rear, with the kitchen having a range of base and eye level storage cabinets with a solid rolled edge working top surface, incorporating a stainless steel sink unit with drainer to the side and central hot and cold water supply, space for a cooker, tiled flooring, florescent ceiling strip light, ninety degree squared broad archway leads through to:

SEPARATE DINING ROOM

Measures approx. 2.58m x 2.42m (8' 6" x 7' 11") with a rear single glazed window, electric night storage heater, built in under stairs storage cupboard and door through to:

SITTING ROOM/BEDROOM 4

Measures approx. 3.95m x 3.64m (13' 0" x 11' 11") with front vertical sliding single glazed sash window, electric night storage heating, internal door leads back through to the entrance hallway, picture railing and door through to:



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EN-SUITE SHOWER ROOM

Measures approx. 2.37m x 2.21m (7' 9" x 7' 3") with a rear uPVC double glazed window with inset patterned glazing, enjoying a modern three piece suite in white comprising low flush WC, pedestal wash hand basin, corner fitted shower cubicle with raised tray in white, overhead electric shower, tiled flooring, fully tiled walls with wall mounted chrome towel hearer rail, inset modern ceiling spotlights.

FIRST FLOOR LANDNG

Has loft access, large built in storage cupboard, and doors off to;

FRONT DOUBLE BEDROOM 1

Measures approx. 3.65m x 3.96m (12' 0" x 13' 0") enjoying a dual aspect with front and side vertical sliding single glazed sash windows, large built in storage cupboard/wardrobe, electric night storage heater, original chimney breast mounted cast iron fireplace.

FRONT DOUBLE BEDROOM 2

Measures approx. 3.98m x 3.92m (13' 1" x 12' 10") with front and side vertical sliding single glazed sash windows, electric night storage heater, built in airing cupboard housing cylinder tank and shelving.

REAR BEDROOM 3

Measures approx. 2.44m x 3.65m (2.44m x 3.65m) with side vertical sliding single glazed sash window, electric storage heater.

FAMILY BATHROOM

Measures approx. 2.47m x 3.36m (8' 1" x 11' 0") with a side uPVC double glazed window, enjoying a three piece suite comprising low flush WC, panelled bath with overhead electric shower, tied walls, vanity wash hand basin set within a working top surface with storage cabinets beneath, tiled splash back, wall mounted electric storage heater, fluorescent ceiling strip light.

OUTBUILDINGS

Adjoining the property there are two outbuildings with one having an external hardwood single glazed entrance door with inset patterned glazing Measures approx. 3.72m x 3.25m (12' 2" x 10' 8") with horizontal sliding single glazed sash windows to either side, enjoying a range of base storage cabinets and stainless steel sink unit, and internal door leads through to a **WORKSHOP** Measures approx. 3.11m x 1.97m (10' 2" x 6' 6") with side single glazed window. There is an adjoining **COAL STORE** and there is also a detach brick built **SINGLE GARAGE** with double opening front doors and pitched roof.

GROUNDS

The property sits in delightful gardens which extend largely to the side and has an independent vehicle entry point which could potentially provide a building plot subject to local planning and approval, with the formal gardens to the house being flagged to the front with iron railed boundary with a side concrete laid driveway continuing down the side of the property leading to the garage and providing excellent levels of parking, with the rear being principally laid to lawn with mature planted trees with a hard standing patio area.

SERVICES

Electricity, water and drainage are understood to be connected.

CENTRAL HEATING

There is economy 7 central heating system to radiators.

DOUBLE GLAZING

The property benefits from a number of uPVC double glazed windows however the majority are original sash,

VACANT POSSESSION

At a date to be arranged. * **IMPORTANT** **

PURCHASE PROCEDURE

Once you are interested in purchasing a property, please contact our office before applying for a mortgage or instructing solicitors. Our Sales Negotiators and Mortgage Advisors are most helpful and will give you every assistance in purchasing your new home. Any delay in contacting us may result in the property being sold to another party and survey and legal fees being unnecessarily incurred.



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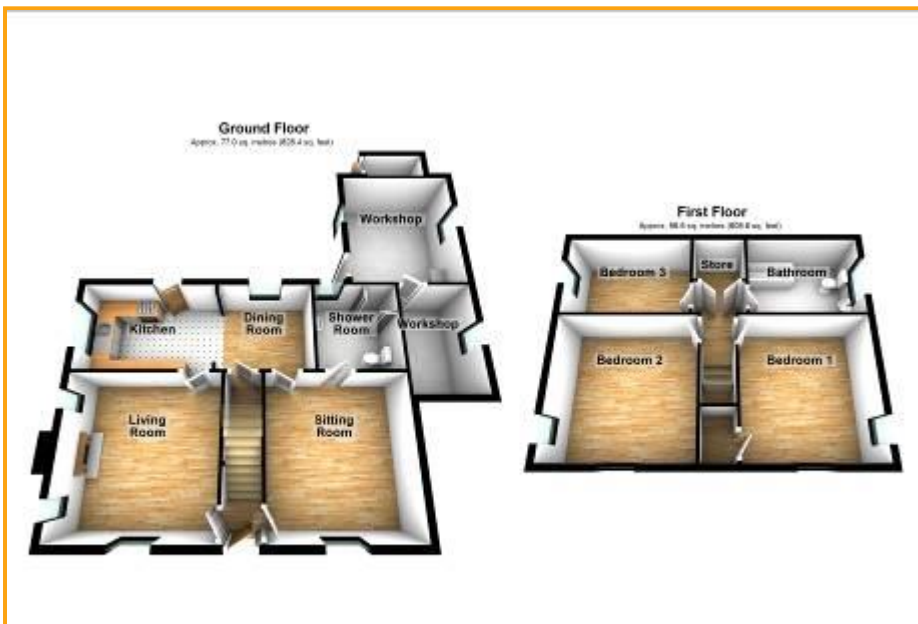
This property is for sale by the Modern Method of Auction (MMA) which is not to be confused with Traditional Auction. The MMA is a flexible, buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts & a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auctions, the buyer will be required to put down a non-refundable reservation fee of 4.2% subject to a minimum of £6,000 plus VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all T's & C's can be found in the Legal Pack which can be downloaded for free from the auction section of our website or requested from our auction department. Please note this property is subject to an undisclosed Reserve Price which is generally no more than 10% in excess of the Starting Bid. Both the starting bid & reserve price can be subject to change. T's & C's apply to the MMA, which is operated by North Lincolnshire Property Auction powered by iam-sold Ltd. TO VIEW OR MAKE A BID – Contact Paul Fox Estate Agents, Barton office on 01652 635000 or visit www.northlincolnshirepropertyauction.co.uk

THINKING OF SELLING?

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