



Ratby Lane, Kirby Muxloe Leicester LE9 2AQ

welcome to

Ratby Lane, Kirby Muxloe Leicester

Fantastic opportunity to purchase this substantial three bedroom detached bungalow, located within the extremely popular residential area of Kirby Muxloe, Leicester. The property is offered with no upward chain and invites development and renovation subject to necessary planning permissions

##Invalid Field Name##

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

Door to the front and radiator.

Lounge

17' x 12' 1" (5.18m x 3.68m)

Bay window to the front, fire place and radiator.

Dining Room

18' 7" x 9' 1" (5.66m x 2.77m)

Window to the rear, window to the side and radiator.

Snug

10' 3" x 11' (3.12m x 3.35m)

Window to the front and radiator.

Kitchen / Diner

15' 7" x 11' 1" (4.75m x 3.38m)

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, radiator, integrated oven and hob and space for further appliances. Window to the rear.

Bedroom One

12' x 11' 8" (3.66m x 3.56m)

Window to the front and radiator.

Bedroom Two

10' 9" x 11' 9" (3.28m x 3.58m)

Window to the rear and radiator.

Bedroom Three

9' 2" x 9' 2" (2.79m x 2.79m)

Window to the side and radiator.

Bathroom

Window to the rear, bath with shower over, WC, hand wash basin and radiator.



Garage

Front & Rear Of Property

Externally the home offers spacious grounds occupying just under a half of an acre plot, with courtyard enter and exit driveway and extensive rear grounds which would require additional landscaping.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.



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Ratby Lane, Kirby Muxloe Leicester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached Bungalow
- Three Bedrooms

Tenure: Freehold EPC Rating: D

guide price

£475,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
LHS118000 - 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.

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