



Mellows Close, Reepham Lincoln LN3 4DT

welcome to

Mellows Close, Reepham Lincoln

**** NO ONWARD CHAIN **** A spacious and extended three bedroom detached bungalow boasting a sought after village location, generous and mature front and rear gardens, spacious reception rooms and bedrooms, attached garage and driveway, local access to the village amenities.



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 Hall

With double glazed front door and double glazed window to the side, radiator, telephone point, coving to the ceiling, built in cupboard with light and loft access point.

Cloakroom Wc

With obscured double glazed window to the side, wc and wash hand basin with vanity unit under.

Lounge

17' 7" x 13' 10" (5.36m x 4.22m)

With double glazed window to the front, coving to the ceiling, radiator, fireplace with feature electric fireplace, ornamental hearth and surround with mantle, and brick display shelves to the right and left hand side.

Kitchen / Diner

22' max x 9' 9" max (6.71m max x 2.97m max)

With double glazed window to the rear and double glazed door to the side opening to rear garden, a fitted kitchen in a range of wall and base units with work surfaces, integral hob with extractor fan over, stainless steel sink and drainer, integral fridge freezer, integral oven and microwave, space and plumbing for washing machine, radiator and internal door opening to Garage.

Bedroom One

15' 11" x 9' 9" (4.85m x 2.97m)

With double glazed window to the side, radiator and a range of fitted wardrobes and cupboards with dressing table and drawers.

Bedroom Two

14' 7" max x 9' 4" max (4.45m max x 2.84m max)

With double glazed window to the rear and radiator.

Bedroom Three

13' 2" x 7' 9" (4.01m x 2.36m)

With double glazed window to the rear and radiator.

Bathroom

With obscured double glazed window to the side, wc, wash hand basin, bath with fitted over bath shower and fitted screen, extractor fan, radiator and built in airing cupboard with slatted linen storage.

Attached Garage

16' x 8' 2" (4.88m x 2.49m)

With up and over door, wall mounted Worcester boiler and internal door to Kitchen/Diner.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- SOUGHT AFTER CENTRAL VILLAGE CUL-DE-SAC LOCATION
- SPACIOUS AND EXTENDED THREE BEDROOM BUNGALOW

Tenure: Freehold EPC Rating: D

guide price

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LCR122118 - 0006

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