



All Saints Lane, Nettleham, Lincoln LN2 2NJ

welcome to

All Saints Lane, Nettleham, Lincoln

This spacious detached home is situated within the highly sought after village of Nettleham. Boasting no onward chain, generous accommodation throughout, front and rear gardens, driveway parking, integral garage and local access to a range of 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 window to the front, carpet flooring and understairs storage.

Lounge / Diner

21' 11" x 10' 10" (6.68m x 3.30m)

With double glazed windows to the front and rear, gas fireplace and two radiators.

Kitchen

10' 4" x 8' 9" (3.15m x 2.67m)

With double glazed window to the rear, a fitted kitchen in a range of wall and base units with work surfaces, space for cooker, space for stainless steel sink and drainer, tiling to the floor, radiator and part tiling to the walls.

Conservatory

11' 6" x 11' 6" (3.51m x 3.51m)

With carpet flooring.

First Floor Landing

With loft access point and carpet flooring.

Bedroom One

12' 8" x 13' 11" (3.86m x 4.24m)

With double glazed window to the front, carpet flooring, radiator and door opening to:-

Under Eaves Storage

8' 8" x 3' 7" (2.64m x 1.09m)

Bedroom Two

10' 11" x 10' 11" (3.33m x 3.33m)

With double glazed window to the front, wood flooring and radiator.

Bedroom Three

10' 11" x 7' 11" (3.33m x 2.41m)

With double glazed window to the rear, wood flooring and radiator.

Bathroom

With obscured double glazed window to the rear, bath with shower fitted over, carpet flooring, built in storage, part tiling to the walls and wash hand basin.

Separate Wc

With obscured double glazed window to the rear, wc and carpet flooring.

Integral Garage

With double glazed window to the rear, power and light.

Outside

Property benefits from a generous driveway to the front providing off road parking for multiple vehicles, access to the integral garage and gated side access to the rear garden. Alongside the driveway is a generous hedge bordered area of lawn with a range of flowers and shrubs. To the rear is a fully enclosed garden with two patio areas ideal for seating, an area of lawn, a timber shed and a range of plants and shrubs.

Agent's 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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welcome to

All Saints Lane, Nettleham Lincoln

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- SPACIOUS THREE BEDROOM DETACHED FAMILY HOME

Tenure: Freehold EPC Rating: Awaited

guide price

£215,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LCR122403 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01522 534 771



Lincoln@williamhbrown.co.uk



35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW



williamhbrown.co.uk