



Hazelmere Station Road, Harby Newark NG23 7EQ

welcome to

Hazelmere Station Road, Harby Newark

Located on a generous plot within the sought after village of Harby is this spacious detached bungalow boasting no onward chain, three well-proportioned bedrooms, two reception rooms, ample driveway parking and field views to the rear.



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 Porch

With double glazed front door, double glazed windows to the side and front, tiling to the floor and internal glazed door opening to:-

Entrance Hall

With coving to the ceiling, radiator, loft access point and built in airing cupboard housing hot water cylinder.

Lounge

16' 9" x 11' 8" (5.11m x 3.56m)

With double glazed window to the front, fireplace with inset electric fire, coving to the ceiling and

radiator.

Dining Room

17' 6" x 8' 2" (5.33m x 2.49m)

With double glazed window to the front, radiator and dado rail.

Kitchen / Breakfast Room

16' 6" x 9' 5" (5.03m x 2.87m)

With double glazed window to the rear, a fitted kitchen in a range of wall and base units with work surfaces, inset one and a half bowl sink and drainer, electric hob and oven with extractor fan over, integral fridge, floor mounted oil fired boiler, radiator and door to:-

Conservatory

8' 2" x 6' 6" (2.49m x 1.98m)

Of a third brick and uPVC construction with double glazed windows to the side and rear, double glazed door opening to the rear garden, space and plumbing for washing machine, and tiling to the floor.

Bedroom One

11' 2" x 10' 5" (3.40m x 3.17m)

With double glazed window to the front, a range of wardrobes and cupboards with dressing table, coving to the ceiling and radiator.

Bedroom Two

10' 5" x 9' 5" (3.17m x 2.87m)

With double glazed window to the rear, coving to the ceiling and radiator.

Bedroom Three

9' 5" x 8' 3" (2.87m x 2.51m)

With double glazed window to the rear, coving to the ceiling and radiator.

Shower Room

With obscured double glazed window to the side, corner shower cubicle, wash hand basin with vanity cupboard under, wc, wall mounted mirror cabinet, tiling to the walls and floor, chrome heated towel rail

and extractor fan.

Front Garden

This generous plot is approached via double gates to the driveway with ample off road parking extending to the side and mature gravelled gardens with specimen flowers and shrubs planted.

Rear Garden

Being a particular feature of the property, this mature garden offers far reaching views over farmland and beyond, comprising of a patio area, a generous area of lawn, mature flower and shrub borders with specimen trees and shrubs planted, a greenhouse, a storage shed, gated side access to both the left and right, a further hardstanding storage area and an outside tap.



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Hazelmere Station Road, Harby Newark

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

Tenure: Freehold EPC Rating: E
Council Tax Band: C

guide price

£250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LCR123064 - 0006

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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