



Swayne Close, Lincoln LN2 4SH

welcome to

Swayne Close, Lincoln

This three-bedroom detached home is situated within the ever-popular uphill Lincoln area and benefits from no onward chain, front and rear gardens, 23ft lounge/diner, driveway parking, detached garage and local access to a wealth of 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, stairs rising to first floor, radiator, laminate flooring and door to:-

Lounge / Diner

23' 4" x 12' 3" max (7.11m x 3.73m max)

With double glazed windows to the front and rear, two radiators and laminate flooring.

Kitchen

10' 6" x 7' 3" (3.20m x 2.21m)

With double glazed window to the rear, door to the side accessing rear garden, a fitted kitchen in a range of wall and base units with work surfaces, integral

oven, gas hob with extractor fan over, stainless steel sink with drainer and part tiling to the walls.

First Floor Landing

With double glazed window to the side, loft access point and over stairs cupboard housing wall mounted gas central heating boiler.

Bedroom One

11' 7" x 8' 9" (3.53m x 2.67m)

With double glazed window to the front and radiator.

Bedroom Two

8' 9" x 11' 6" (2.67m x 3.51m)

With double glazed window to the rear, radiator, built in wardrobe and cupboard.

Bedroom Three

6' 7" x 6' 5" (2.01m x 1.96m)

With double glazed window to the front, radiator, built in wardrobe and cupboard.

Bathroom

5' 6" x 6' 6" (1.68m x 1.98m)

With double glazed window to the rear, bath with wall mounted shower over, wc, wash hand basin, extractor fan and radiator.

Outside

Property benefits from a driveway to the side providing off road parking with gated access leading to the detached sectional garage and the rear garden. Alongside the driveway is a generous area of lawn with planted trees and shrubs to the front and left side. To the rear is a fully enclosed garden comprised of a patio area ideal for seating, an area of lawn and pedestrian access to the garage.



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Swayne Close, Lincoln

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- FANTASTIC FIRST TIME BUY OR INVESTMENT OPPORTUNITY

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LCR123305 - 0003

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