



**Church Cottage, Main Street, Torksey, Lincoln LN1 2EE**



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**Church Cottage, Main Street, Torksey, Lincoln**

Boasting no onward chain, this semi-detached home presents a fantastic opportunity for first time buyers and investors! Benefitting from two double bedrooms, two reception rooms, a generous garden, driveway parking and attached garage.



### 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 door to the side and cupboard housing floor mounted oil fired boiler.

### Lounge

14' 1" max x 12' 1" excl bay window ( 4.29m max x 3.68m excl bay window )

With double glazed bay window to the front, coving to the ceiling, feature fireplace (not used) with brick and tile hearth and wooden mantle, radiator and French doors opening to:-

### Dining Room

17' 6" max x 8' 11" max ( 5.33m max x 2.72m max )

With double glazed double doors to the side, feature fireplace, radiator and tiling to the floor, opening to:-

### Kitchen

12' 1" x 6' 9" ( 3.68m x 2.06m )

With double glazed window to the side, a modern fitted kitchen in a range of wall and base units with work surfaces, stainless steel sink and drainer, integral oven, electric hob with stainless steel cooker hood over, space for washing machine, space for fridge freezer and double glazed door opening to:-

### Utility Room

10' 10" x 4' 3" ( 3.30m x 1.30m )

With double glazed door to the side and tiling to the floor.

### First Floor Landing

With double glazed window to the side and loft access point.

### Bedroom One

14' max x 9' 4" max ( 4.27m max x 2.84m max )

With double glazed window to the front and radiator.

### Bedroom Two

12' 8" max x 10' 6" max ( 3.86m max x 3.20m max )

With double glazed window to the rear and radiator.

### Bathroom

With obscured double glazed window to the side, bath with wall mounted shower attached and fitted screen, wc, wash hand basin, extractor fan and tiling to the walls and floor.

### Attached Garage

14' 9" x 8' ( 4.50m x 2.44m )

With up and over door and pedestrian door to the side.

### Outside

Property is accessed via a gravel driveway providing off road parking for two to three cars and access to the attached garage. The gardens extend to the front and side with a generous area of lawn, a patio area ideal for seating, a timber shed, mature trees and hedging.



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## Church Cottage Main Street, Torksey Lincoln

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

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

guide price

**£150,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LCR122400 - 0005

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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.



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