



**Carnoustie Court, Sutton Bridge Spalding PE12 9QP**



**welcome to**

**Carnoustie Court, Sutton Bridge Spalding**

FAMILY FRIENDLY ACCOMMODATION. This well presented home has room for both family and friends. Ensuite and Family Bathroom ideal for that growing family. Situated in an executive cul de sac with Double Garage. Close to amenities and a regular bus route to the larger towns and good road links to A17



## 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 Lounge

11' 7" x 18' 11" ( 3.53m x 5.77m )  
having feature fireplace with inset gas fire and door to garden,

## Kitchen

9' 4" x 16' 10" ( 2.84m x 5.13m )  
having units at base and wall level, one and half stainless steel sink, integrated electric oven, 4 ring

gas hob and extractor over, space for dishwasher and fridge freezer and tiled floor.

## Utility Room

6' x 9' 1" ( 1.83m x 2.77m )  
having side door to garden. Space for washing machine and tumble drier. tiled floor.

## Study

9' 4" x 12' 4" ( 2.84m x 3.76m )

## Cloakroom

having low level WC and wash hand basin.

## Bedroom 1

11' 11" x 13' 4" ( 3.63m x 4.06m )  
having dressing area (5'5 x 3'4) and built in wardrobe.

## Ensuite

having shower cubicle with thermostat shower, low level WC and pedestal wash hand basin. Partly tiled walls and shaver point.

## Bedroom 2

9' 9" x 12' 2" ( 2.97m x 3.71m )  
having built- in wardrobe.

## Bedroom 3

10' 4" Max x 9' 11" ( 3.15m Max x 3.02m )

## Bedroom 4

9' 1" x 8' 7" ( 2.77m x 2.62m )

## Bathroom

having bath with thermostat shower over, low level WC and pedestal wash hand basin. Shaving point.

## Outside

the property has lawn to front and side. Off road parking for 2 cars with double integral garage ( not measured) with up and over door, power, lighting and wall mounted gas boiler. The enclosed low maintenance garden has circular and gravel paving and raised brick planter.



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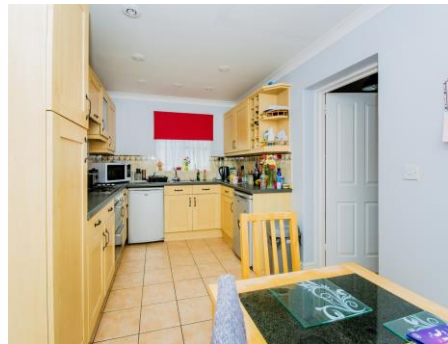
## Carnoustie Court, Sutton Bridge Spalding

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- For Sale by Auction - T & C's apply
- Subject to an undisclosed Reserve Price

Tenure: Freehold EPC Rating: C

guide price

**£250,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LST106821 - 0002

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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



**01406 363224**



[longsutton@williamhbrown.co.uk](mailto:longsutton@williamhbrown.co.uk)



34 Market Place, Long Sutton, SPALDING,  
Lincolnshire, PE12 9JF



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**