



Bridge Road, Long Sutton Spalding PE12 9EF

welcome to

Bridge Road, Long Sutton Spalding

Three double bedroom detached farmhouse, PLOT OF APPROXIMATELY 1.6 ACRES. Three reception rooms, kitchen & rear entrance porch. FAMILY BATHROOM & DOWNSTAIRS WC. Two driveways, ample parking, DETACHED DOUBLE GARAGE & a range of OUTBUILDINGS, some needing attention. AVAILABLE WITH NO CHAIN



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

having stairs to first floor, Parquet flooring, door to living room, door to dining room and door to:

Lounge

15' 11" x 13' 10" (4.85m x 4.22m)
feature circular Bay window to front, solid wood flooring and double doors to rear garden

Living Room

13' 1" x 13' 11" (3.99m x 4.24m)
having feature fireplace with gas fire and Bay window to front

Dining Room

11' 4" x 12' 9" (3.45m x 3.89m)
wall mounted gas fire, built-in cupboard and door to:

Kitchen

14' 10" max x 13' 11" max (4.52m max x 4.24m max)
having a range of wall and base units, work surfaces and a single bowl stainless steel sink. Space for electric oven, wall mounted gas boiler, built-in pantry cupboard (6'0 x 3'1), door to rear entrance porch and door to:

Wc

5' 11" x 2' 9" (1.80m x 0.84m)
having fitted WC

Rear Entrance Porch

having rear door to driveway and garden

Landing

with built-in airing cupboard and hot water tank

Bedroom 1

15' 11" x 13' 10" (4.85m x 4.22m)
feature circular Bay window to front

Bedroom 2

14' 10" x 13' 11" (4.52m x 4.24m)

Bedroom 3

12' 11" x 13' 11" (3.94m x 4.24m)

Bathroom

11' 4" x 8' (3.45m x 2.44m)
comprising three piece suite of pedestal sink, bath and shower cubicle with electric shower. Door to:

Separate Wc

3' 11" x 4' 5" (1.19m x 1.35m)
with fitted WC

Outside

the property has an in an out driveway which leads to a detached garage and adjoining brick-built store. There are 3 separate lawns to the front spanning the width of the plot, as well as a range of outbuildings to include an open fronted barn and an additional

detached barn style building (barn 1 & barn 2 in the room descriptions). Vehicular and pedestrian access can be made to the paddock area to the rear, which is laid to lawn and has an area that was previously used for glasshouses but the buildings are now derelict.

Garage

17' 1" x 15' 8" (5.21m x 4.78m)
having double roller doors to the front

Barn 1

16' 7" x 43' 10" (5.05m x 13.36m)
access doors to the side and an internal doorway leading to:

Barn 2

21' 11" x 38' 7" (6.68m x 11.76m)
access doors to side

Agents Note - Outbuildings

some of the outbuildings on the plot are in a state of disrepair and buyers should note that some of them contain asbestos as part of the construction

Agents 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."



view this property online williamhbbrown.co.uk/Property/LST107065



welcome to

Bridge Road, Long Sutton Spalding

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- LARGE THREE DOUBLE BEDROOM DETACHED FARMHOUSE NEEDING COSMETIC UPDATING THROUGHOUT
- THREE RECEPTION ROOMS & KITCHEN DINER

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

guide price

£275,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/LST107065



Property Ref:
LST107065 - 0003

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



01406 363224



longsutton@williamhbrown.co.uk



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



williamhbrown.co.uk