



Bell Water Cottage Digbys Lane, Wainfleet Skegness PE24 4LF

welcome to

Bell Water Cottage Digbys Lane, Wainfleet Skegness

NO CHAIN!

Lounge, Dining/ Kitchen, Shower Room and Two Double Bedrooms with the Master having an En-suite WC. Externally, the property benefits from a Great Sized Driveway allowing ample Parking for multiple vehicles, Large Garden surrounding the property and Detached Garage.

##Invalid Field Name##

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 £300 inc VAT towards the preparation cost of the pack.

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

Entrance door leads into a small porch area which leads into:

Kitchen

12' 4" x 9' 8" (3.76m x 2.95m)
Comprising of base and wall units with worktop space over, sink, radiator, window and door to the rear, there is ample space for a dining table and a door into:

Lounge

13' x 12' 8" (3.96m x 3.86m)
Has a log burner, window to two elevations, tiled floor, radiator, door leading into the inner hall and a door with stairs leading to the first floor.

Inner Hall

Has a radiator, loft hatch access and doors into:

Bedroom One

10' 1" x 11' 7" (3.07m x 3.53m)
Has a window and a radiator.

Bathroom

Has a walk-in shower, sink, WC, radiator and an opaque window.

Landing

12' x 7' 9" (3.66m x 2.36m)
Versatile space which the vendor has used as a study area which has a window and door into:

Bedroom Two

12' 9" x 11' 1" (3.89m x 3.38m)
Has two windows, radiator and door into:

Wc

Has a WC, sink, radiator and a cupboard.

External

Externally the property benefits from a driveway, lawned area which surrounds the property as well as



stunning field views. There is also a garage with up and over door, side door and window.

Boiler & Laundry Room

With external access, this room consists of a window, worktop space, plumbing for a washer and houses the boiler.



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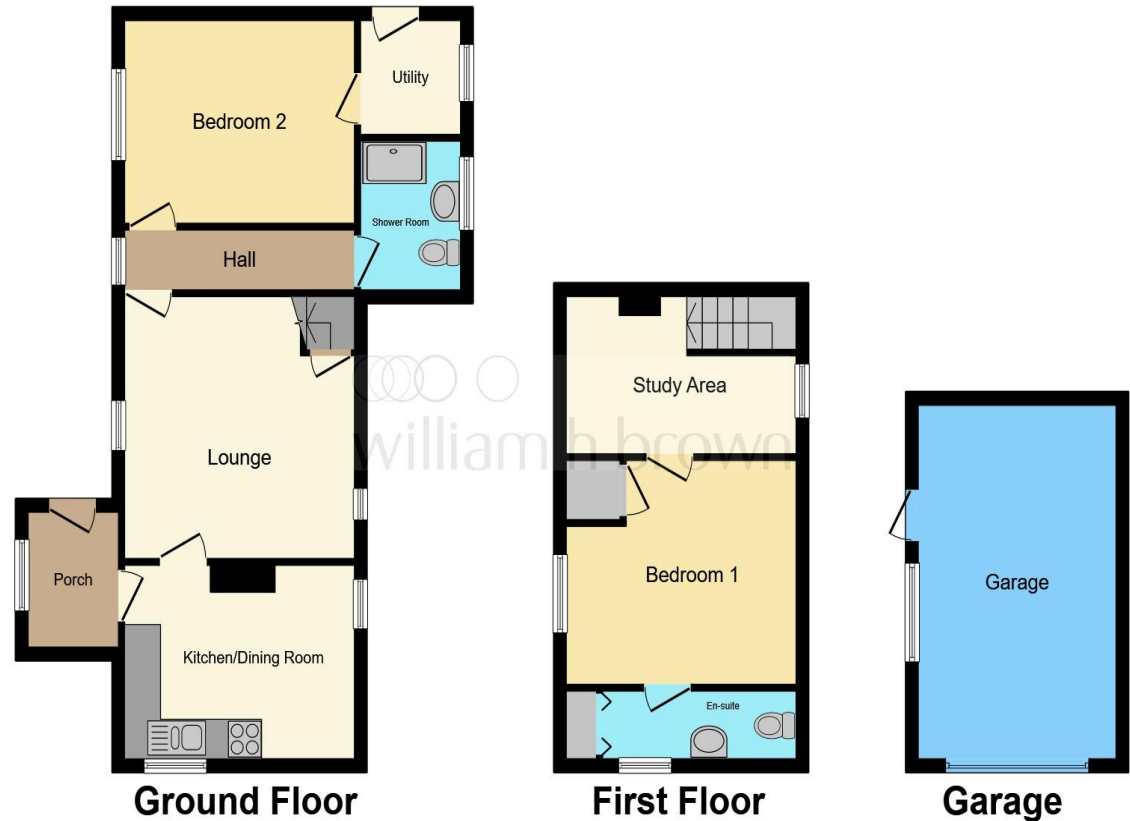
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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- ***NO CHAIN***
- 2 BED CHARACTER COTTAGE

Tenure: Freehold EPC Rating: Awaited

guide price

£170,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
SKG109171 - 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.


william h brown



01754 768311



Skegness@williamhbrown.co.uk



20 Roman Bank, SKEGNESS, Lincolnshire, PE25 2RU



williamhbrown.co.uk