



**Forum Way, Sleaford NG34 7FF**

**welcome to**

**Forum Way, Sleaford**

Detached bungalow in a sought after area on the outskirts of town, available with no onward chain. Two reception rooms, refitted wet room, off road parking for 2-3 cars and fully enclosed rear garden. Walking distance to local 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 £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 Hall**

Being approached via a door from the front.

### **Lounge**

12' 6" x 11' 9" ( 3.81m x 3.58m )

There is a wall mounted gas fire, radiator, double glazed window to the front and opening to the:

### **Dining Room**

9' 10" x 8' 8" ( 3.00m x 2.64m )

Having a radiator, French doors to the garden and hatch to the:

### **Kitchen**

9' 10" x 7' 10" ( 3.00m x 2.39m )

Having a range of wall and base units with work surfacing, tiled splashbacks, single drainer stainless steel sink with mixer tap, space for electric oven, space for fridge, plumbing for washing machine, wall mounted gas boiler, extractor, double glazed window to the rear and double glazed door to the rear garden.

### **Bedroom One**

11' 8" x 10' ( 3.56m x 3.05m )

### **Bedroom Two**

10' 8" x 10' ( 3.25m x 3.05m )

### **Bedroom Three**

9' 1" x 7' 10" ( 2.77m x 2.39m )

### **Wet Room**

Walk in wet room style shower area with electric shower, pedestal wash hand basin with mixer tap, WC, extractor, built in airing cupboard with hot water tank and double glazed window to the rear.

### **Outside Front**

To the front of the property there is a low maintenance gravelled area and gravelled driveway leading to the side providing parking for several vehicles.



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## **Forum Way, Sleaford**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three bedroom detached bungalow
- Two reception rooms

Tenure: Freehold EPC Rating: C

guide price

**£185,000**



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Please note the marker reflects the  
postcode not the actual property



Property Ref:  
SNH111556 - 0002

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