

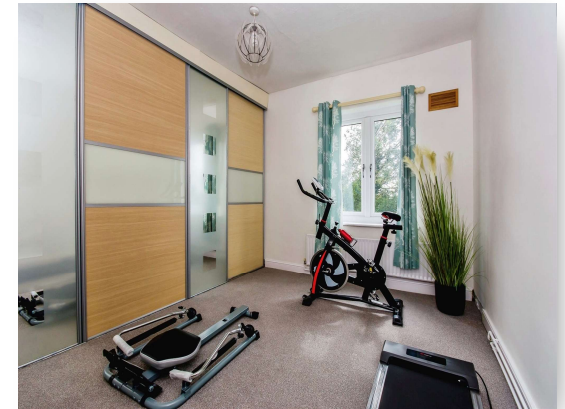


**The Villa Hawthorn Hill, Dogdyke Lincoln LN4 4UZ**

**welcome to**

**The Villa Hawthorn Hill, Dogdyke Lincoln**

Charming detached property situated on a lovely plot with wraparound garden, double length garage and brick built workshop. The property boasts no onward chain, early and internal viewing is highly recommended.



### **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.

### **Porch**

Having tiled flooring and window to the front.

### **Kitchen**

10' 9" x 9' 11" ( 3.28m x 3.02m )  
Fitted with wall and base units with work surfacing, one and a half bowl sink, electric oven, hob, tiled flooring, radiator and double glazed window to the front.

### **Dining Room**

9' 9" x 21' 11" ( 2.97m x 6.68m )  
There is wooden flooring, radiator, double glazed window to the side and double glazed sliding doors to the:

### **Conservatory**

17' 10" x 8' 4" ( 5.44m x 2.54m )  
Having double glazed windows to three sides, double glazed door to the side and further double doors to the rear.

### **Lounge**

11' 11" x 21' 1" ( 3.63m x 6.43m )  
Featuring a log burner, radiator, TV point, stairs to the first floor, storage cupboard, double glazed window to the side and further double glazed window to the front.

### **First Floor Landing**

Access to loft.

### **Bedroom One**

8' 8" x 12' excl wardrobes ( 2.64m x 3.66m excl wardrobes )  
Having fitted wardrobes, radiator, double glazed window to the side.

### **Bedroom Two**

9' 9" x 10' 1" ( 2.97m x 3.07m )  
Having a radiator and double glazed window to the side.

### **Bedroom Three**

11' 1" x 9' 10" ( 3.38m x 3.00m )  
There is a radiator and double glazed window to the side.

### **Bathroom**

Fitted with a bath, shower cubicle, wash hand basin, WC, radiator and double glazed window to the side.

### **Outside Front**

To the front of the property there is a driveway providing off street parking and gravelled area.

### **Garage**

Having up and over electric remote control door, being of double length with brick built workshop.

### **Rear Garden**

The rear garden is mainly laid to lawn and is approximately one third of an acre with field views. There is a summerhouse, shrub & flower borders and has a small orchard.



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## **The Villa Hawthorn Hill, Dogdyke Lincoln**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No onward chain
- Sizeable plot
- Ample parking
- Popular location
- Brick built workshop

Tenure: Freehold EPC Rating: E

guide price

**£250,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SNH111731 - 0003

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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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