



Godson Avenue, Heckington Sleaford NG34 9SB

welcome to

Godson Avenue, Heckington Sleaford

Set your own stamp on this detached house situated within the popular village of Heckington. Benefitting from no onward chain, ample parking and spacious accommodation, this property is not one to be missed. Early and internal viewings are 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.

Entrance Hall

Being approached via a door from the front with window to the front, stairs rising to the first floor, understairs cupboard, laminate flooring and radiator.

Lounge

22' 11" x 10' 6" (6.99m x 3.20m)
Featuring a fireplace with surround, radiator, laminate flooring, TV point, bay window to the front and sliding doors to the:

Conservatory

11' 8" x 9' 10" (3.56m x 3.00m)
There is tiled flooring, windows to three sides and double doors to the rear garden.

Dining Room

11' 1" x 9' 1" (3.38m x 2.77m)
Having a radiator, laminate flooring and window to the rear.

Kitchen

9' 1" x 15' 2" (2.77m x 4.62m)
Fitted with a range of wall and base units with work surfacing, one and a half bowl sink, electric oven, gas hob, radiator, tiled flooring, window to the rear and door to the side.

Utility Room

7' 9" x 7' 10" (2.36m x 2.39m)
Having a base unit with work surfacing, single drainer sink, radiator, tiled flooring and bay window to the front.

Cloakroom

Fitted with a wash hand basin, WC, laminate flooring, radiator and window to the front.

First Floor Landing

There is an airing cupboard and radiator.

Bedroom One

10' 7" x 13' 8" (3.23m x 4.17m)
Having a radiator, TV point and window to the front.

Ensuite

Fitted with a shower cubicle, wash hand basin, WC, extractor, shaver point, fully tiled walls, radiator and window to the rear.

Bedroom Two

9' 2" x 11' 9" (2.79m x 3.58m)
Having a radiator and window to the rear.

Bedroom Three

9' 3" x 9' 6" (2.82m x 2.90m)
Having a radiator and window to the front.

Bedroom Four

9' 1" x 9' 6" (2.77m x 2.90m)
There is a radiator and window to the front.

Bathroom

Fitted with a four piece suite comprising of a shower cubicle, bath, wash hand basin, WC, shaver point, extractor, radiator, fully tiled walls and window to the rear.

Outside Front

To the front of the property there is a large driveway providing ample parking and shrubs.

Double Garage

Having up and over door.

Rear Garden

The enclosed rear garden is mainly laid to lawn.



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Godson Avenue, Heckington Sleaford

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No onward chain
- Popular village location

Tenure: Freehold EPC Rating: C

guide price

£255,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SNH111918 - 0004

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