



**Eastgate, Heckington Sleaford NG34 9RB**



**welcome to**

**Eastgate, Heckington Sleaford**

An early viewing is essential for this spacious home situated within the sought after village of Heckington. Enjoying no onward chain, much improved accommodation throughout, two double bedrooms, a low maintenance garden and local access to a range of 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.

## Lounge / Diner

21' 3" x 11' 11" ( 6.48m x 3.63m )  
Featuring a fireplace with inset multi-fuel log burner, wall mounted remote controlled air conditioning unit, wall lights, stairs rising to first floor and two double glazed windows to the front.

## Cloakroom

Having a basin with mixer tap, tiled splashback and WC.

## Kitchen

21' 1" x 5' 5" ( 6.43m x 1.65m )  
A modern fitted kitchen in a range of wall and base units with fitted work surfaces, inset Belfast sink, double oven, electric hob, integrated dishwasher, plumbing for washing machine, integrated fridge freezer, tiling to the walls and floor, radiator, double glazed window to the rear and doorway to:-

## Conservatory

9' 9" x 8' 10" ( 2.97m x 2.69m )  
Of a quarter brick and uPVC construction with double glazed windows to the rear and side, wall mounted remote controlled air conditioning unit and radiator.

## First Floor Landing

Wall mounted remote controlled air conditioning unit and double glazed window to the rear.

## Bedroom One

12' 1" max x 12' max ( 3.68m max x 3.66m max )  
There is a fitted slide front wardrobe, TV point, radiator and double glazed window to the front.

## Bedroom Two

11' 11" x 10' 7" ( 3.63m x 3.23m )  
Having a built-in over stairs cupboard, loft access point, radiator and double glazed window to the front.

## Bathroom

Fitted with a suite comprising of a bath, separate shower cubicle, wash hand basin with vanity, WC, extractor fan, tiled walls and double glazed obscured window to the rear.

## Outside

The property currently has on street parking directly to the front but also offers the potential for off street parking to be created to the rear. There is shared access to the rear of the garden.

## Rear Garden

The enclosed rear garden is laid predominantly to patio and provides a low maintenance space.

## Timber Garden Room / Bar

12' 4" x 15' 7" ( 3.76m x 4.75m )  
With power and lighting, its own remote controlled air conditioning unit and a fitted bar.



**view this property online** [williamhbrown.co.uk/Property/SNH111989](http://williamhbrown.co.uk/Property/SNH111989)



**welcome to**

## **Eastgate, Heckington Sleaford**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Much improved period home
- Close to village amenities
- Remote controlled air conditioning throughout
- Low maintenance garden with timber garden room/bar
- No onward chain

Tenure: Freehold EPC Rating: D

guide price

**£150,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SNH111989](http://williamhbrown.co.uk/Property/SNH111989)



Property Ref:  
SNH111989 - 0005

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**



**01529 303040**



[Sleaford@williamhbrown.co.uk](mailto:Sleaford@williamhbrown.co.uk)



75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA



[williamhbrown.co.uk](http://williamhbrown.co.uk)