



Main Street, Ewerby Sleaford NG34 9PH

welcome to

Main Street, Ewerby Sleaford

This property is set in the village of Ewerby with easy access to the A17 and neighbouring towns. The property is versatile and would suit a professional family. Call to ARRANGE A VIEWING.



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

Entered via a door from the front and having a radiator.

Kitchen Diner

18' x 11' 11" (5.49m x 3.63m)
Fitted with a range of wall and base units with work surfacing over, partly tiled walls, one and a half bowl sink with mixer tap, built-in oven, built-in microwave, hob, extractor, tiled flooring, radiator, window to the front and doors to the lounge and:

Utility Room

8' 1" x 9' 1" (2.46m x 2.77m)
There is base units with work surfacing, single drainer stainless steel sink with mixer tap, spot lights, tiled flooring, partly tiled walls, radiator, plumbing for washing machine, two windows to the side and rear and door to the garden.

Lounge

18' x 13' 1" (5.49m x 3.99m)
There is a fireplace, radiator, windows to the front & side and patio doors to the garden.

Shower Room

Fitted with a corner shower cubicle, pedestal wash hand basin, WC, heated towel rail, tiled flooring and window to the rear.

Bedroom Five / Study

10' 10" x 5' 11" (3.30m x 1.80m)
Having built-in storage, radiator and window to the rear.

Bathroom

Fitted with a bath with shower over, pedestal wash hand basin, WC, radiator, tiled flooring, partly tiled walls and window to the rear.

Bedroom One

12' 1" x 16' (3.68m x 4.88m)
There is a radiator, window to the front and sliding patio doors to the side.

Ensuite

Fitted with a shower cubicle, pedestal wash hand basin, WC, partly tiled walls and tiled flooring.

Bedroom Three

8' 11" x 9' 1" (2.72m x 2.77m)
There is a radiator and window to the front.

Bedroom Two

13' 1" x 8' 10" (3.99m x 2.69m)
Having access to the loft, radiator and window to the front.

Bedroom Four

8' x 8' 10" (2.44m x 2.69m)
Having a radiator and window to the front.

Outside Front

To the front of the property has block paving, driveway providing ample parking.

Garage

17' max x 24' max (5.18m max x 7.32m max)
Having a roller door, two windows to the side and personal door.

Rear Garden

The fully enclosed rear garden has a lawn.



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Main Street, Ewerby Sleaford

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Five bedroom detached bungalow
- No onward chain

Tenure: Freehold EPC Rating: E

guide price

£295,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SNH112079 - 0003

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



75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA



williamhbrown.co.uk