



Main Street, Dorrington Lincoln LN4 3QA

welcome to

Main Street, Dorrington Lincoln

Semi-detached house in a quiet village location, in need of some modernisation that would be perfect for a first time buyer or investor. Benefitting from good size rooms throughout and good size space to the side and rear of the property as well as off road parking. NO ONWARD CHAIN.



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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. 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 Porch

Lounge

11' 10" x 11' 9" (3.61m x 3.58m)

Featuring a multi-fuel burner, storage heater and window.

Dining Room

9' 1" x 11' 8" max (2.77m x 3.56m max)

There is a storage heater and two windows.

Kitchen

8' 2" x 6' 11" (2.49m x 2.11m)

Having a range of units, single drainer sink, cooker, window and door to the:

Conservatory

Bathroom

8' 2" x 7' 7" (2.49m x 2.31m)

Fitted with a suite comprising of a bath with shower over, wash hand basin, WC, cupboard, towel rail and window.

First Floor Landing

Having a storage heater.

Bedroom One

11' 10" max x 8' 11" (3.61m max x 2.72m)

There is a window.

Bedroom Two

11' 10" max x 9' 1" (3.61m max x 2.77m)

Having a storage cupboard, window and access to:

Bedroom Three

7' 9" x 7' (2.36m x 2.13m)

There is a window.

Outside Front

Garage

Garden

There is a good sized mature garden to the side and rear with a detached brick-built summerhouse and wooden shed.



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Main Street, Dorrington Lincoln

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- In need of modernisation throughout
- Quiet, sought after village location
- Third bedroom off the second
- Mature garden to side and rear with brick-built summer house
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: F

Council Tax Band: B

guide price

£135,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SNH112497 - 0002

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