



Main Street, North Kyme Lincoln LN4 4DG

welcome to

Main Street, North Kyme Lincoln

Semi-detached home in North Kyme with great potential for modernisation. Features an open-plan lounge diner, spacious garden and scope to add value to the property. Externally the property benefits from good size frontage with off road parking and enclosed garden. 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 Hall

Having a part finished cupboard and radiator.

Lounge Diner

24' 2" max x 9' 4" (7.37m max x 2.84m)

There is a TV point, two radiators and bay window to the front.

Kitchen

19' 7" x 6' 10" (5.97m x 2.08m)

Fitted with a range of wall and base units with work surfacing over, single drainer sink, integrated eye level oven, induction hob, extractor, plumbing for washing machine, radiator and windows to the side and rear.

First Floor Landing

Having a window to the side.

Bedroom One

11' 10" x 9' 6" (3.61m x 2.90m)

There is a radiator and window to the front.

Bedroom Two

11' 9" max x 9' 4" (3.58m max x 2.84m)

Having a radiator and window to the rear.

Bedroom Three

7' 4" x 6' 11" (2.24m x 2.11m)

There is a radiator and window to the front.

Shower Room

7' 11" x 6' 9" (2.41m x 2.06m)

Fitted with a suite comprising of a walk-in shower, double wash hand basin with storage cupboard below, WC, heated towel rail and window to the rear.

Outside Front

To the front of the property there is a driveway.

Rear Garden

The enclosed fenced rear garden has a lawn, patio and field views to the rear.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Spacious family home
- In need of some modernisation
- Enclosed rear garden
- Recently fitted kitchen
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£165,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SNH112695 - 0004

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