

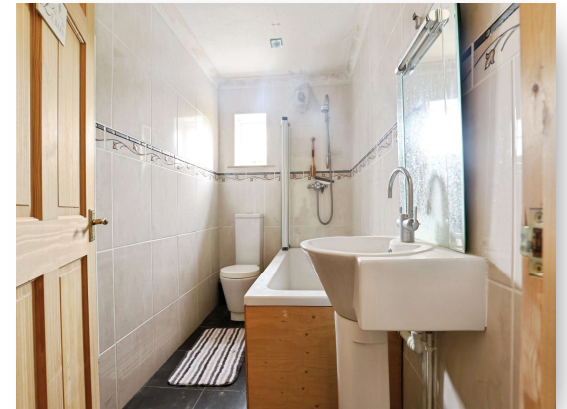


Church Lane, Folkingham Sleaford NG34 0SD

welcome to

Church Lane, Folkingham Sleaford

Characterful property that requires some modernisation but already benefits from two reception rooms, kitchen, laundry, master ensuite and family bathroom. Outside is an enclosed garden with workshop, plus scope for landscaping and parking. A rare chance to restore a beautiful family home!
NO 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 radiator.

Lounge

16' 8" x 13' 3" (5.08m x 4.04m)

Featuring a log burner, TV point, radiator, two windows to the front, wooden flooring and opening to the:

Dining Room

17' 3" x 10' 2" (5.26m x 3.10m)

There is a radiator, wooden flooring, window and door to the rear.

Kitchen / Family Room

40' 5" x 14' 5" (12.32m x 4.39m)

Fitted with a range of wall and base units with work surfacing over, single drainer sink, integrated dishwasher, space for fridge freezer, TV point, two radiators, windows to the front, rear and sides.

Laundry Room

11' 5" x 8' 6" (3.48m x 2.59m)

Having wall and base units with work surfacing over, single drainer sink, hob, windows to the rear and side.

Cloakroom

Fitted with a wash hand basin and WC.

First Floor Landing

Having a window.

Bedroom One

16' 8" x 12' 2" (5.08m x 3.71m)

There is a radiator and two windows to the side.

Ensuite

Fitted with a shower cubicle, wash hand basin, WC, towel rail, built-in storage and window to the side.

Bedroom Two

14' 10" x 13' 3" (4.52m x 4.04m)

Having a radiator and window to the front.

Bedroom Three

13' x 11' (3.96m x 3.35m)

There are two cupboards, radiator and window to the front.

Bedroom Four

11' 8" x 10' 5" (3.56m x 3.17m)

Having a built-in wardrobe, radiator and window to the front.

Bathroom

8' 6" x 4' 10" (2.59m x 1.47m)

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

Outside Front

There is a communal area to the front of the property and gated access from the side.

Rear Garden

The rear garden has a raised lawned area, patio with seating area and brick outbuilding.

Outbuilding / Workshop

23' 9" x 14' 4" (7.24m x 4.37m)

With power.



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welcome to

Church Lane, Folkingham Sleaford

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Large family home, full of character!
- Four double bedrooms with ensuite to master
- Two reception rooms and large kitchen diner
- Sought after village location
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: F
Council Tax Band: D

guide price

£230,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SNH112742 - 0003

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