



Mill Lane, Billingham Lincoln LN4 4ES

welcome to

Mill Lane, Billingham Lincoln

Mill Cottage is a charming semi-detached cottage enjoys a lovely outlook onto the village mill & benefits from off-road parking. It offers a cosy lounge with a fitted kitchen and well-proportioned accommodation upstairs. This property is ideal for first time buyers or buy-to-let investors. 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.

Utility Room

14' 9" max x 8' 5" max (4.50m max x 2.57m max)
Having wall and base units with work surfaces, window to the front and doors to the front and rear.

Kitchen

12' 5" x 11' 3" (3.78m x 3.43m)
Fitted with a range of wall and base units with work surfacing over, single drainer sink, electric oven, plumbing for washing machine, radiator and window to the front.

Lounge

14' 1" x 12' 5" (4.29m x 3.78m)
Featuring a log burner, TV point, radiator, cupboard and patio doors to the garden.

Hall

Having a radiator and window.

First Floor Landing

Having a window.

Bedroom One

12' 10" x 11' 9" (3.91m x 3.58m)
There is a cupboard, radiator and window.

Bedroom Two

9' 11" x 9' 4" (3.02m x 2.84m)
Having a radiator and window.

Bathroom

9' 4" max x 7' 6" max (2.84m max x 2.29m max)
Fitted with a suite comprising of a bath with shower over, wash hand basin, WC, radiator and window.

Outside Front

To the front of the property there is a parking space.

Rear Garden

The enclosed rear garden has a lawn with patio and overlooks the Mill.



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Mill Lane, Billingham Lincoln

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Beautiful outlook onto the Mill
- Two good sized bedrooms
- Desirable village location
- Large garden and off road parking
- NO CHAIN

Tenure: Freehold EPC Rating: E

Council Tax Band: A

guide price

£125,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SNH112801 - 0004

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