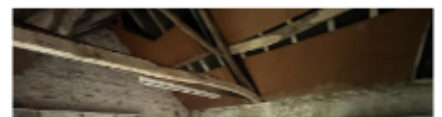
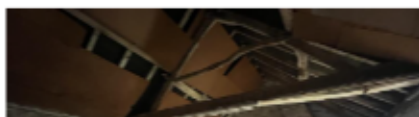


# Cromwell Field Farm, Main Street, Hickling, Melton Mowbray, Leicestershire LE14 3AJ





## Guide Price £350,000+ plus fees

**Shouler & Son**  
Estate Agents, Auctioneers & Surveyors

### Unconditional

Thursday 27th February 2025 9.00am

### Key Features

- Council Tax Band: E
- 3 Bedroom Detached Bungalow
- Brick Barns to Rear
- Desirable Village Location
- Large Plot of Approx 0.38 acres
- Potential for Re-Development STP
- Vacant Possession
- EPC Rating: Awaited

### Detached bungalow

#### Property Description:

A 3 bedroom detached bungalow standing on a large plot with brick barns to the rear.

Situated in the ever desirable village of Hickling which has local amenities including Canal side Tea rooms and lovely village pub and numerous country walks. Well placed for access to Melton Mowbray, Leicester and Nottingham.

The property offers scope for cosmetic modernisation and the possibility for conversion of the barn or for development of the site, subject to planning permission.

Gated access leads to the substantial plot of around 0.38 acres which includes a 63 sqm barn along with other out buildings and stores.

The bungalow benefits from UPVC double glazing, gas central heating and we are informed all mains services are connected.

Viewing highly recommended. Vacant Possession.

#### **Entrance Porch**

With door to kitchen.

#### **Breakfast Kitchen 4.07m x 3.60m**

With a Barrett and Swan solid wood range of base and wall units, sink, space for appliances, radiator and window to front aspect.

#### **Lounge / Diner 6.07m x 3.60m**

With open grate fireplace, radiator, windows to front and side aspect and patio doors opening into the conservatory.

#### **Conservatory 3.96m x 3.14m**

Of brick and UPVC construction with French doors to garden.

#### **Inner Hallway**

With loft access.

#### **Bedroom One 3.91m x 3.33m**

With radiator and Bow window to rear.

#### **Bedroom Two 3.61m x 3.32m**

Having radiator and Bow window to front.

#### **Bedroom Three 3.28m x 2.45m**

With radiator and Bow window to rear.

#### **Shower Room**

Comprising low flush w.c. wash hand basin and shower cubicle. Linen cupboard, radiator and window to rear.

#### **Outside**

Gardens to front with mature shrubs and path. Side gated access to side and rear gardens, having lawns, flower beds, former vegetable patch and green house.

#### **Barn 14.00m x 4.50m approx**

Brick built barn with 3 bays offering superb storage and offering scope for potential development, subject to planning.

#### **Development**

The site may offer potential for residential development, subject to require planning permission.

#### **Conservation Area**

We have been made aware this property is in the Hickling conservation area. Prospective buyers are advised to make all necessary independent enquiries prior to bidding, as any bid made will be binding.

#### **Mobile Phone Coverage**

O2 and Vodafone are available in this location.

### Satellite and Cable TV Availability

BT and Sky are available in this location.

### Broadband (estimated speeds)

Standard 7 mbps. Superfast 70 mbps.

### Tenure:

Freehold. Vacant possession upon completion.

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### Utilities Information

Heating Supply: Double Glazing, Gas Central

Electric Supply: Mains Supply

Water Supply: Mains Supply

Sewerage Arrangements: Mains Supply

### Parking Arrangements

Driveway

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### Auction Details

The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type.

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

### Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT).

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

### Additional Information

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal



Pack (and any applicable Home Report for residential Scottish properties).

### **Guide Price & Reserve Price**

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.