



Lapwing Lane, Hunstanton, PE36 5PQ

welcome to

Lapwing Lane, Hunstanton

Built in 2021, is this four bedroom detached modern house in a desirable coastal location. Consisting of spacious lounge, study, kitchen/ diner, utility room, downstairs cloakroom, two en-suites & family bathroom. Benefiting from off road parking under the car port and garage.



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 £300 inc VAT towards the preparation cost of the pack.

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.

Accommodation:

Entrance Hall

Double glazed door to the front. Radiator. Storage cupboard.

Cloakroom

Wash hand basin. W.C. Radiator. Double glazed window to the front.

Lounge

15' 3" max x 12' 6" max (4.65m max x 3.81m max)
Double glazed window to the side. Double glazed door to the rear. Television point. Two radiators.

Kitchen/ Diner

15' 6" x 12' 6" (4.72m x 3.81m)
Fitted with wall and base units with work surfaces over. Stainless steel sink with drainer. Electric oven. Gas hob with extractor fan over. Space and plumbing for dishwasher. Double glazed window to the rear.

Utility Room

8' 8" x 5' 5" (2.64m x 1.65m)
Double glazed door to the side. Radiator. Space for fridge freezer. Stainless steel sink. Space and plumbing for washing machine and tumble dryer. Gas boiler.

Study

10' x 8' 8" (3.05m x 2.64m)
Double glazed window to the front. Radiator.

First Floor Landing

Radiator. Loft access.

Bedroom One

9' 6" max x 17' 9" max (2.90m max x 5.41m max)
Two double glazed Velux windows to the side. Fitted wardrobes. Two radiators.

En-Suite

Wash hand basin. W.C. Shower cubicle with mains shower. Extractor fan. Radiator. Double glazed window to the side.

Bedroom Two

12' 2" max x 16' 3" max (3.71m max x 4.95m max)
Two double glazed Velux windows to the side. Fitted wardrobes. Two radiators.

En-Suite

Wash hand basin. W.C. Shower cubicle with mains shower. Double glazed window to the side.

Bedroom Three

9' 3" x 9' 8" (2.82m x 2.95m)
Double glazed window to the rear. Radiator.

Bedroom Four

12' 2" max x 9' 11" max (3.71m max x 3.02m max)
Double glazed window to the rear. Radiator. In-built storage cupboard.

Main Bathroom

Wash hand basin. W.C. Bath with mains shower. Extractor fan. Radiator. Double glazed window to the rear.

Outside

Off street parking under the car port leading to the single garage.

Fully enclosed rear garden, laid to lawn with patio seating area.

Garage

Up and over manual door. Power and lighting. Door leading to the rear garden.



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Lapwing Lane, Hunstanton

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached 4 Bedroom House
- Spacious living space

Tenure: Freehold EPC Rating: B

guide price

£350,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com



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Property Ref:
HUN106345 - 0006

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