



Station Road, Hibaldstow



6



4



3

AUCTION GUIDE PRICE £450,000



Key Features

- 0.58 ACRE APPROX
- 26' LOUNGE
- GARDEN ROOM
- LARGE KITCHEN
- 4 BATHROOMS
- EXTENSIVE PARKING
- EPC RATING D
- FREEHOLD





Being Sold via Secure Sale Online Bidding. Terms & Conditions Apply. Starting Bid £450,000

Situated in a mature 0.58 acre plot this substantial 6 bedroom detached Bungalow offers generous and flexible family accommodation convenient for the village amenities. The home has an easy flow with the 26' Lounge leading to the separate Dining Room and the extensively appointed Breakfast Kitchen opens to a 23' Garden room which enjoys access to the rear gardens. The bedrooms are served by a total of 3 shower rooms together with a family Bathroom and the basement double Bedroom is an excellent teenage hideaway. The inevitable guests and family are well catered for by the extensive reception parking and Double Garage.

AGENTS NOTE: It is understood that the property lies within the village development for planning purposes and may be suited to redevelopment if required.

RECEPTION HALL

An L shaped Hall with Pvcu door to the front, radiator, coving and fitted cloak cupboard.

LOUNGE 7.96m x 4.78m (26'1" x 15'8")

A generous bow fronted room centred on the tiled open fire and including coving, tv aerial point and 2 radiators.

OFFICE/DINING ROOM 4.68m x 2.65m (15'5" x 8'8")

A dual aspect room with bow windows to 2 aspects, fitted cupboards, radiator, wainscot panelling and twin multi pane doors to the Lounge.

BREAKFAST KITCHEN 6.73m x 4.56m (22'1" x 15'0")

Extensively appointed with a range of medium oak style units with inset gas fired AGA, tiled splash areas, sink unit and window to the rear aspects. Doors lead to



GARDEN ROOM 7.30m x 3.91m (24'0" x 12'10")

Linking home to garden with Pvcu double glazed panels over brick plinths with hip and pitched roof, radiator, tiled floor and french doors to 2 aspects.

BEDROOM 1 4.22m x 4.24m (13'10" x 13'11")

A generous double room with window to the side aspect, fitted wardrobes and display shelving, radiator and laminated floor.

EN SUITE 2.94m x 2.81m (9'7" x 9'2")

Appointed with a suite in burgundy to include a corner bath, twin wash hand basins, separate wc, glazed and tiled shower enclosure, tiled floor and 2 windows to the side.

BEDROOM 2 4.22m x 4.26m (13'10" x 14'0")

A dual aspect room with bow window to the front and additional window to the side, coving, radiator and fitted wardrobes.

BEDROOM 3 5.72m x 3.03m (18'10" x 9'11")

A multi-use room with French doors opening to the rear terrace, radiator, coving, timber floor and Shower room with 2 piece coloured suite (not functional).

SHOWER ROOM 2.62m x 2.00m (8'7" x 6'7")

A fully tiled room with suite to include a pedestal wash hand basin, vanity unit, wc, bidet, corner shower enclosure and skylight.

SIDE ENTRANCE

A stable door opens to a Hall with tiled floor, fitted cupboards and walk-in shelved Pantry.

REAR HALL

UTILITY 3.90m x 2.65m (12'10" x 8'8")

A practical space with fitted high and low cupboards, Belfast style sink unit, plumbing for an automatic washing machine and tiled floor.





BATHROOM 3.74m x 2.65m (12'4" x 8'8")

A split level, fully tiled room appointed with a suite to include a vanity unit with inset basin and wc, corner bath, glazed and tiled shower enclosure, radiator and window to the side.

BEDROOM 4 3.22m x 4.02m (10'7" x 13'2")

A side facing double room with radiator, window and fitted display shelving.

BEDROOM 5 5.20m x 4.49m (17'1" x 14'8")

(Steps up from the Rear Hall) A dual aspect room enjoying views to the garden with radiator and fitted wardrobes.

LOWER LEVEL

A flight of steps leads down from the Rear Hall to

BEDROOM 6 5.05m x 4.63m (16'7" x 15'2")

A further generous twin aspect room with radiator and fitted cupboards.

OUTSIDE

Twin electric gates open to an extensive block paved reception area and a matching wide drive leads to a brick built DOUBLE GARAGE. The plot extends to approx 0.58 acre and a rear terrace is the ideal place to view the large lawn which is fringed by mature trees.

NOTE

It is understood that the property lies within the village development limit for planning purposes and may be suited to redevelopment if required.

TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.



COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND F. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

ANTI MONEY LAUNDERING AND REFERRALS

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of up to £200 if you use their services.

AUCTIONEERS COMMENTS

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

AUCTION BIDDING PROCESS

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

AUCTION FEES

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.





BASEMENT
194 sq.ft. (18.0 sq.m.) approx.



GROUND FLOOR
3241 sq.ft. (301.1 sq.m.) approx.



TOTAL FLOOR AREA : 3435 sq.ft. (319.1 sq.m.) approx.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

