



High Street, Snitterby

 4  1  2



Guide price £285,000



## Key Features

- GRADE II LISTED COTTAGE
- 30' BEAMED LOUNGE
- STUNNING INGLENOOK
- OUTSTANDING KITCHEN
- GARDEN ROOM
- MODERN BATHROOM
- EPC RATING: EXEMPT
- FREEHOLD







## Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £310,000

This delightful family cottage requires works to be undertaken in accordance with retrospective Listed planning consents and includes the replacement of the existing garden room with one of timber construction with a solid roof and the replacement of the rear bedroom flat roof with a pantile roof to the original pitch. buyers should also be aware that the lounge central beam will require strengthening.

### INTRODUCTION

The quintessential colour washed cottage in the typical Lincolnshire village. Retaining much original character this 4 bedroom cottage defines charm. The 30'6 beamed Lounge with its large inglenook and stove complements the outstanding Breakfast Kitchen with Utility off. The Garden room links to the Courtyard and generous gardens beyond and the bedrooms are served by a modern Bathroom.

A dream of a home made real.

#### ENTRANCE PORCH 1.27m x 2.21m (4'2" x 7'4")

A traditional, enclosed Porch with timber framed sealed unit windows over brick with light slate floor tiles and wood and glazed door opening to

#### LOUNGE / DINER 4.16m x 9.29m (13'7" x 30'6")

A stunning, full width, triple aspect beamed room overlooking the southern gardens. This magnificent room is centred on the wide, brick inglenook with deep inset beam, stone hearth and cast iron wood burning stove and other features of note include exposed stone to the gable wall with painted rustic plaster to the remainder, square spindle balustraded stair to the first floor, fitted bookshelves, 3 radiators and tv aerial point.

#### BREAKFAST KITCHEN 3.88m x 4.22m (12'8" x 13'10")

Everything a cottage kitchen should be: beamed ceiling, multi-pane windows, brick inglenook with fitted dresser base and shelving and a well stocked Pantry cupboard. The Kitchen is also appointed with a good range of white fronted units with granite style tops to include an inset 1 1/2 bowl resin sink with

5 cupboards and a dishwasher under, 3 further base units, integrated refrigerator, an additional 5 underlit units at eye level, stone effect tiled splash areas, 2 radiators, spot lights, window to the side aspect and slate tiled floor.

#### GARDEN ROOM 3.49m x 4.12m (11'6" x 13'6")

Linking house to Courtyard and garden beyond this beautifully lit room includes exposed stone to one wall, slate tiled floor, electric radiator, sloping translucent roof and Pvcu double glazed French doors and side screens opening to the side.

#### UTILITY 1.97m x 3.92m (6'6" x 12'11")

A most practical area with floor standing oil fired boiler, plumbing for an automatic washing machine, freezer space and a close coupled wc with wall mounted wash hand basin.

#### LANDING

Allowing access to 2 bedrooms and an archway opening to the Inner Landing.

#### BEDROOM 2 4.2m x 5.04m (13'10" x 16'6")

A generous dual aspect double room with fitted double wardrobe, radiator and access to the roof space.

#### BEDROOM 4 3.72m x 1.96m (12'2" x 6'5")

An ideal "grand child coming to stay" bedroom with steps down from the Landing, part sloping ceiling with beam, window to the side aspect and radiator.

#### INNER LANDING

Allowing access to the remaining bedrooms and Bathroom. Radiator.

#### BATHROOM

A most distinctive fully tiled room with large painted sloping chimney breast and appointed with a modern suite in white to include a double ended bath with side mixer tap, close coupled wc, pedestal wash hand basin, glazed and tiled quadrant shower enclosure, chrome radiator and window to the side aspect.

#### BEDROOM 1 4.32m x 4.95m (14'2" x 16'2")

A further striking double room with exposed stone to one wall with inset beam and brick chimney breast, windows to 2 aspects, radiator and access to boarded loft with pull down ladder.

#### BEDROOM 3 4.36m x 2.59m (14'4" x 8'6")

The final forward facing double room enjoying views across the gardens with radiator.

### OUTSIDE









This delightful colour washed home is approached via twin 5 bar gates which open to a gravel drive with reception parking beyond together with a large timber Workshop/Store. The remainder of the front comprises of a traditional lawn fringed by mature shrubs and trees including ash, birch and sycamore. There is a private, shaded seating area together with more exotic palm trees. A painted wall and archway conceals the side, flagged Coutyard.

### 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 E 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 Falllowell 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 upto £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.

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. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

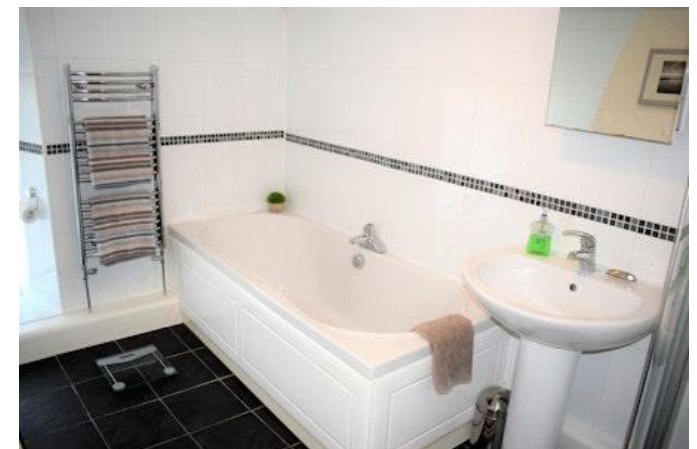
### AUCTIONEER'S FURTHER COMMENTS

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

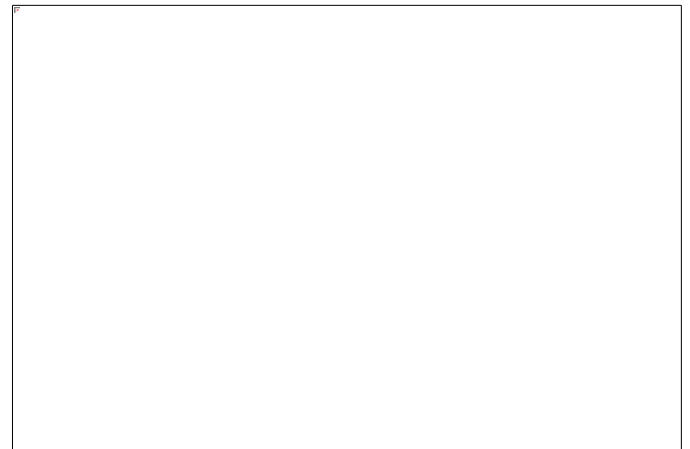
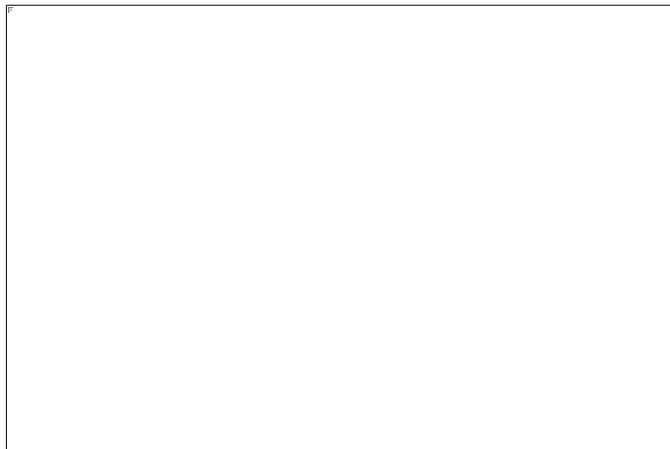
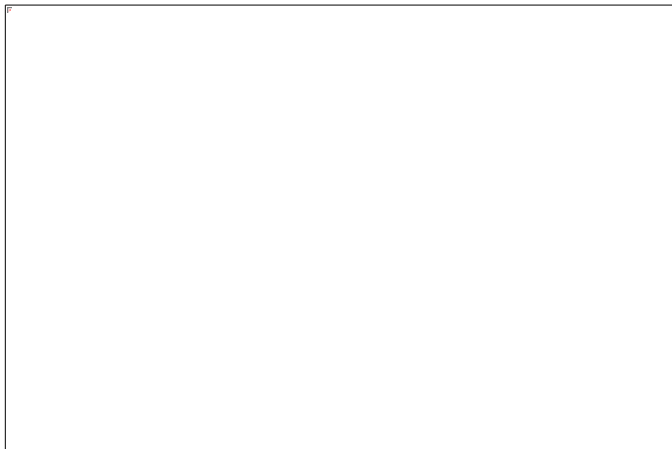
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments.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

### BIDDING PROCEDURE

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 £7,200 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.







GROUND FLOOR  
986 sq.ft. (91.6 sq.m.) approx.

