



3 Castle View Road,  
Easthorpe, Nottingham  
NG13 0DX



**Starting Bid £350,000 – For Sale by Modern Auction Method**

- Charming Period Cottage
- Popular Location
- Part Finished Extension
- Combined Character with Contemporary
- Good Sized Plot
- Ideal Project
- Good Sized Plot
- Existing Garage
- Rare Opportunity
- Freehold - Energy Rating E





**\*\*\*FOR SALE BY MODERN AUCTION. STARTING BID £350,000\*\*\*** An excellent project home for an enterprising purchaser. The property comprises a charming detached period cottage offering comfortable two bedrooomed accommodation together with a substantial partially completed extension which will add some 740 square feet to give total living space of approximately 1650 square feet and a fantastic juxtaposition of period features with contemporary style. The extension, as planned will provide a stylish open plan kitchen and living space together with a mezzanine over. This configuration allows the existing sitting room to be re-deployed as a ground floor bedroom 3. There is an existing single garage, ample off road parking and good sized private gardens.

## ACCOMMODATION

### ENTRANCE HALL

Having stairs rising to the first floor.

### SITTING ROOM

3.85m x 3.94m (12'7" x 12'11")

With deep sill window and window seat, under stairs storage cupboard, heavily beamed ceiling, fireplace with tiled hearth, built-in cupboards, radiator and wall light points.







## KITCHEN/DINING ROOM

3.65m x 4.42m (12'0" x 14'6")

Attractively fitted to include a range of base cupboards and drawers, matching eye level cupboards, working surfaces, one and a half bowl ceramic sink and drainer, plate rack, cast radiator, second radiator, external stable door, heavily beamed ceiling and deep sill window to the side.

## INNER HALL

### UTILITY/STORE

1.32m x 3.87m (4'4" x 12'8")

With plumbing for washing machine, Ideal wall mounted gas fired boiler and tiled floor.

### BATHROOM

1.94m x 2.95m (6'5" x 9'8")

Having a modern suite comprising panelled bath, a separate shower cubicle, pedestal wash handbasin and low level WC., cast radiator, chromed heated towel rail, panelled walls, spotlights.

## FIRST FLOOR LANDING

With fitted shelving.

### WC

0.74m x 1.56m (2'5" x 5'1")

Having low level WC and handbasin.

### BEDROOM 1

3.55m x 4.24m (11'7" x 13'11")

Having window to the side elevation, exposed timbers, built-in wardrobe, over stairs cupboard, spotlights and radiator.

### BEDROOM 2

2.75m x 3.88m (9'0" x 12'8")

Having window to the side elevation, over stairs cupboard, exposed timbers and radiator.

## EXTENSION

7.49m x 12.10m (24'7" x 39'8")

Maximum approximate measurements - L shaped configuration. Approx 69 square metres (740 square feet)

## OUTSIDE

There is an existing garage with twin wooden doors and door to the side. A gravelled driveway provides ample off-road parking and there are good sized gardens to front and rear.

## EXTENSION

The extension is partly built and will offer substantial additional accommodation of some 740 square feet to comprises an impressive open-plan living area and kitchen, vaulted ceiling and mezzanine over.

## FLOOR PLAN

The attached floorplan shows the existing cottage together with the anticipated layout once the extension is completed.

## PLANNING CONSENT

Planning Permission was granted by Melton Borough Council on 9th October 2020 application number 20/00483/FULHH. Detailed plans of the extension as approved are available on line from Melton Borough Council or can be forwarded by the Agents.

## SERVICES

Mains water, gas, electricity and drainage are connected. The property has a modern double glazing system and gas central heating.

## COUNCIL TAX

The property is currently in Council Tax Band C.

## AGENT'S NOTE

Please note these particulars awaiting may be subject to change and must not be relied upon as an entirely accurate description of the property.







Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

### **Auctioneers Additional 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.

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.**

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.



# Floorplan



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and equipment shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Letroplan CC24

