



Whitsters, Springfield Road,
Grantham. NG31 7SE



£230,000

- Immediate Exchange of Contracts Available
- Being Sold via Secure Sale
- Mature Individual House
- Considerable Scope For Development
- Two Reception Rooms
- Four Bedrooms
- Good Sized Garden
- Approx. 0.25 Acre Site
- Vacant Possession
- Freehold - EPC: Rating E



Being sold via Secure Sale online bidding. Terms and Conditions apply. Starting bid £230,000. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

A mature individual detached house occupying a large plot close to Bairds Mill and offering considerable scope for improvement or even site re-development, subject to obtaining planning and highways consents. The accommodation briefly comprises as follows: Entrance hall, WC, sitting room, dining room, conservatory, kitchen, pantry, store, first floor landing, FOUR BEDROOMS and a bathroom/WC. A driveway leads to a good sized garage at the rear and the private gardens, which were once an enviable feature, offer further potential. The property is marketed with NO ONWARD CHAIN.

ACCOMMODATION

ENTRANCE PORCH

A covered entrance porch with glazed door to the entrance lobby.

ENTRANCE LOBBY

With woodblock floor and inner door to the entrance hall.





ENTRANCE HALL

2.72m x 5.63m (8'11" x 18'6")

Having woodblock herringbone flooring, double cloaks cupboard, staircase off to first floor accommodation, understairs storage cupboard and radiator.

CLOAKROOM

1.19m x 1.59m (3'11" x 5'2")

With low level WC., corner wash basin, half tiled walls, radiator and uPVC obscure double glazed window to the front elevation.

SITTING ROOM

3.63m x 5.9m (11'11" x 19'5")

A spacious well proportioned room with a wide uPVC double glazed bow window to the side overlooking the garden and additional uPVC double glazed window to the front, French door to the garden, fireplace with quarry tiled hearth and side plinths, two radiators.

DINING ROOM

3.65m x 4.7m (12'0" x 15'5")

With uPVC double glazed window to the side elevation, radiator, serving hatch from kitchen and glazed door to the conservatory.

CONSERVATORY

2.67m x 3.82m (8'10" x 12'6")

Of uPVC construction with French doors to the garden and radiator.

KITCHEN

2.73m x 3.62m (9'0" x 11'11")

With fitted base cupboards with inset stainless steel sink, tile floor, uPVC double glazed window to the side elevation, door to rear lobby.

PANTRY

0.92m x 1.58m (3'0" x 5'2")

Having uPVC double glazed window to the side elevation, tiled floor and fitted shelving.

REAR LOBBY

Having a boiler room off and external door to the garden.

BOILER ROOM

Containing a Worcester gas fired boiler and water tank.

UTILITY / STORE

1.54m x 3.05m (5'1" x 10'0")

With uPVC double glazed window to the rear elevation, plumbing for washing machine and electrical consumer unit.

FIRST FLOOR LANDING

With uPVC double glazed window to the side elevation, radiator, built-in airing cupboard with water cylinder and electric immersion heater, loft hatch access.

BEDROOM 1

3.28m x 4.65m (10'10" x 15'4")

With a wide uPVC double glazed bow window to the side with fitted window seat/blanket store, built-in double wardrobe and radiator.

BEDROOM 2

2.72m x 3.63m (8'11" x 11'11")

With uPVC double glazed window to the side elevation, built-in double wardrobe and radiator.

BEDROOM 3

2.72m x 3.65m (8'11" x 12'0")

With uPVC double glazed window to the side elevation, built-in double wardrobe, pedestal wash basin and radiator.

BEDROOM 4

3.2m x 3.65m (10'6" x 12'0")

With uPVC double glazed window to the side elevation, built-in wardrobe and radiator.





BATHROOM

1.72m x 2.65m (5'7" x 8'8")

Having uPVC obscure double glazed window to the side elevation, panelled bath with shower over, pedestal wash basin, fully tiled walls and radiator.

SEPARATE WC

With uPVC obscure double glazed window to the side elevation and WC.

OUTSIDE

The property is approached through a 5-bar timber gate with a tarmac driveway giving ample parking and leading to the garage at the rear. The gardens are surprisingly extensive and well stocked with many mature shrubs and plants. There is excellent scope to renovate the gardens to provide an enviable feature.

GARAGE

4.7m x 4.9m (15'5" x 16'1")

A brick built garage with folding timber door.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band D.

DIRECTIONS

The property can either be accessed from Harlaxton Road (A607), turning left at the traffic lights adjacent to KFC and Burger King and the property is on the left, or from town taking the right turn onto Springfield Road and following the road nearly to the end where the property is on the right.

GRANTHAM

Local amenities are available along Springfield Road including a bus service to town. Aldi, KFC and Burger King are all close by at the junction with Harlaxton Road and Trent Road.

Travel connections in the area are excellent - the A1 passes to the west of the town providing access to major commuter areas and the A52 crosses through taking you east to Boston and west to Nottingham. Grantham station is on the East Coast mainline giving direct services to London Kings Cross with a journey time from around 70 minutes, Newark in 10 mins and Peterborough in 20 mins. Cross country service to Nottingham in just 30 mins.

AGENT'S NOTE

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within 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. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.



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.

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.

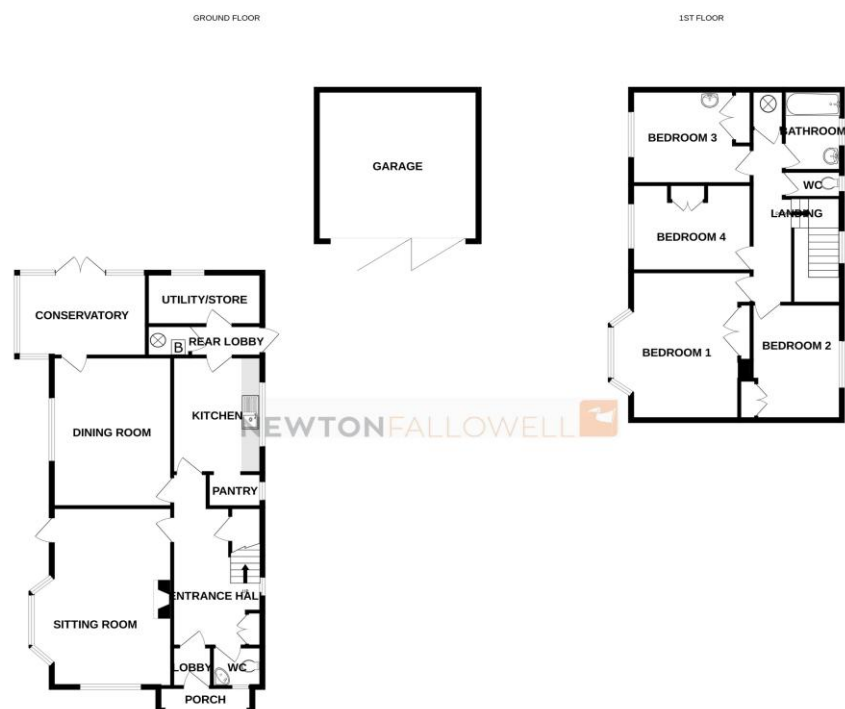
A **Legal Pack** associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments.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

Auctioneers Additional Comments

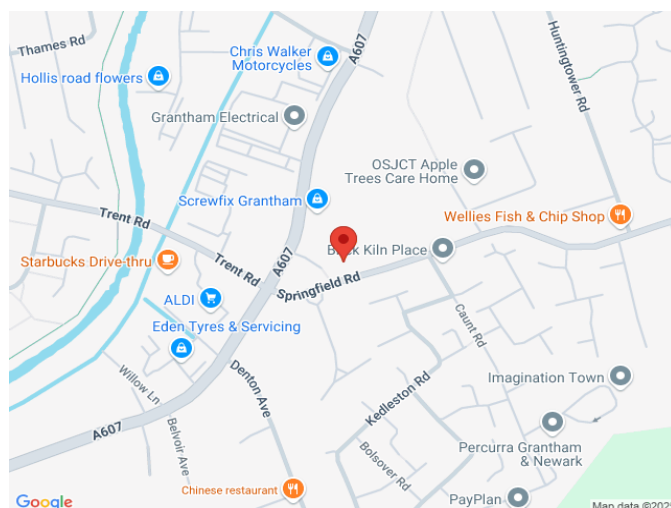
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation 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 service

Floorplan



Whilst every attempt 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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