



Butlers Field End, Torksey Lock



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Starting Bid £490,000



Key Features

- Sold via 'Secure Sale'
- Immediate 'exchange of contracts' available
- Self Build
- Five Bedrooms
- Two Ensuites
- Four Reception Rooms
- EPC rating TBC





Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £500,000.

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 rare opportunity to purchase a five bedroom, detached house, with over 3000 sq. ft. of living space in Torksey. Located on a private gated road and being sold with NO ONWARD CHAIN. The property is in need of second stage fixings and utility's to be connected. This really is an exciting project, to put your own stamp on.

The house consists of reception hall, WC, office, lounge, play room, utility and open plan living kitchen to the ground floor. To the first floor there are five bedrooms, two with en suites, feature vaulted ceiling to master and family bathroom.

Viewing is highly recommended to see the space and opportunity on offer.

Reception Hall 3.53m x 5.67m (11'7" x 18'7")

Composite external door and windows to front aspect, oak staircase leading to first floor and underfloor heating.

WC 1.83m x 1.52m (6'0" x 5'0")

Window to front aspect and fitted with low level WC, wash hand basin and underfloor heating.

Office 3.53m x 2.79m (11'7" x 9'2")

Window to front aspect, fixed ethernet ports and underfloor heating.

Play Room 2.74m x 4.40m (9'0" x 14'5")

Dual windows to rear aspect, fixed ethernet ports and underfloor heating.

Lounge 5.43m x 4.40m (17'10" x 14'5")

Dual windows to front aspect, open fireplace ideal for long burning stove, fixed ethernet ports and underfloor heating.

Open Plan Kitchen Living Area 9.41m x 8.46m (30'11" x 27'10")

Kitchen Area.

Windows to rear and side aspect and fitted with a range of wall and base units with worktops over, breakfast island, pantry cupboard and underfloor heating.

Dining Area

Window to rear aspect and underfloor heating.

Living Area

Bifold door to rear aspect, windows to side aspect and underfloor heating.

Utility Room 2.24m x 4.71m (7'4" x 15'6")

Windows to front and side aspect and composite external door to rear aspect. Fitted with a range of wall and base units with worktops over, sink with drainer and housing for heating and power systems.

Gallery landing

Dual windows to front aspect, and exposed brick feature wall.

Bedroom One 4.77m x 3.53m (15'7" x 11'7")

Juliet balcony to rear aspect, feature vaulted ceiling and exposed brick wall, large dressing area and radiator.

Dressing Area 3.52m x 3.92m (11'6" x 12'11")

Radiator and opening to bedroom.







En-Suite 2.86m x 1.72m (9'5" x 5'7")

Window to rear aspect, walk in shower and plumbing for WC and wash hand basin.

Bedroom Two 4.80m x 4.40m (15'8" x 14'5")

Dual windows to rear aspect, and radiator.

En-Suite 1.28m x 2.80m (4'2" x 9'2")

Plumbing for shower, WC and wash hand basin.

Bedroom Three 3.37m x 4.40m (11'1" x 14'5")

Dual windows to front aspect and radiator.

Bedroom Four 3.04m x 4.78m (10'0" x 15'8")

Dual windows to front aspect and radiator.

Bedroom Five 3.52m x 2.83m (11'6" x 9'4")

Window to rear aspect, access to roof space and radiator.

Family Bathroom 2.27m x 3.70m (7'5" x 12'1")

Window to side aspect and fitted with roll top bath, shower cubicle, his and her sinks, low level WC and radiator.

Plans

Full plans for the property, available at viewings.

Agent Note 0.00m x 0.00m (0'0" x 0'0")

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GROUND FLOOR
1420 sq.ft. (131.9 sq.m.) approx.



1ST FLOOR
1313 sq.ft. (122.0 sq.m.) approx.



TOTAL FLOOR AREA : 2733 sq.ft. (253.9 sq.m.) approx.

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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