

## The Bell Tower Dingley Hall, Dingley, LE16 8PJ



**By Auction £140,000**

A rare opportunity to purchase this unique part of the magnificent Grade I listed Dingley Hall. The hall sits just a short drive from market Harborough town, surrounded by beautiful countryside on the edge of the delightful village of Dingley. The Bell Tower requires complete refurbishment/modernisation as reflected within the price. The accommodation is arranged over four floors and comprises: Entrance hall, kitchen/diner, small cellar, two bedrooms, shower room, third floor lounge and roof terrace. There is also off road parking and a single garage. Under the service charges you will have use of the extensive grounds and heated outdoor swimming pool.

This property is available via online auction. Cash buyers & Mortgage Buyers welcome. Auction end date: 30th July at 3:00pm. The registration process is extremely simple and free. Please visit the Rocket Auctions website, and click on the 'register' button (or login - if you have already registered).

*Service without compromise*



## Entrance Hall

Accessed via heavy timber front door. Stairs rising to the first floor. Door to:-

## Kitchen 16'9" x 12'4" (5.11 x 3.76)



16' 9" x 12' 4" (5.11m x 3.76m) Multi paned windows to the front and side elevations. Fitted base storage units. Space and plumbing for washing machine. Opening and stairs down to cellar.

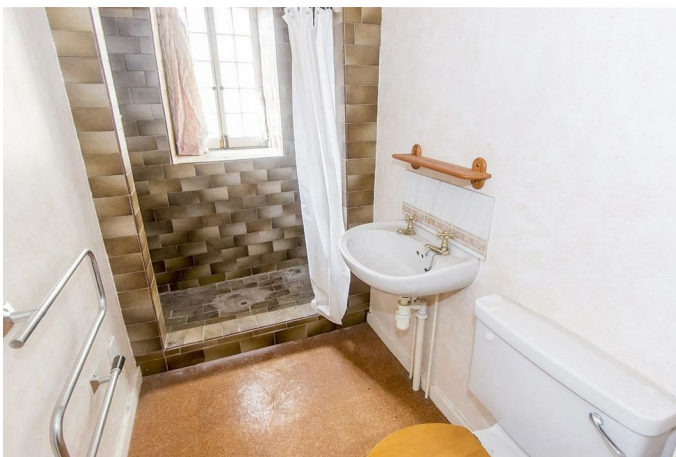
## Landing

Stairs to second floor. Airing cupboard housing hot water tank. Doors to bedroom two and shower room.

## Bedroom Two 9'1" x 6'11" (2.77 x 2.11)

9' 1" x 6' 11" (2.77m x 2.11m) Arched window to the front elevation. Point for radiator.

## Shower Room



Double shower cubicle. Wash hand basin. Low level WC. Multi paned window.

## Bedroom One 12'5" x 12'1" (3.78 x 3.68)



12' 5" x 12' 1" (3.78m x 3.68m) Two stone mullioned windows. Radiator. Door to stairs to third floor.

## Lounge 12'9" x 13'7" (3.89 x 4.14)



12' 9" x 13' 7" (3.89m x 4.14m) Three stone mullioned windows. Radiator. Stairs up to:-

## Landing.

Skylight window. Door to lounge and glazed door to steps up to a roof terrace.

## Outside



The property is approached via a long driveway to the main hall. There is gravelled access to a parking area in front of The Bell Tower and the garage block.

## Garage



Single garage in a block with double timber access doors.

## Service Charges

According to the management company the estate charges, at the time of preparation of details, were £2,156.34. This includes gardening and maintenance of communal areas and buildings insurance.

## Outside Roof Terrace

Small landing with door opening out to a small roof terrace with distant rural views over the estate grounds and beyond.

## Auction Details

This property is available via online auction. Cash buyers welcome.

Auction end date: 30th July at 3:00pm

Why buy at auction?

- Under 1% fall through
- 5 x quicker
- Below market pricing

The lot is to be sold by traditional online auction with an end date and time of TBC.

An auction buyer's fee of 3.6% (inc of VAT) subject to a minimum fee of £6,000 (inc of VAT) is payable in addition to the purchase price.

The auction will be exclusively available online via the Rocket Auctions website including the legal pack information.

The registration process is extremely simple and free. Please visit the Rocket Auctions website ([www.rocketauctions.co.uk](http://www.rocketauctions.co.uk)), and click on the 'register' button (or login - if you have already registered).

Stage 1) Register your email address, create a password and confirm your account.

Stage 2) View the legal pack and arrange any viewings

Stage 3) If you would like to bid, use the 'dashboard' button and complete your ID check and enter your payment and solicitors details

Stage 4) You are ready to bid - Good Luck!

No deposit monies are required before you bid.

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. The reserve price is not disclosed and remains confidential between the seller and the auctioneer and is set within 10% of the guide range.

A legal pack and special conditions are available to download to anyone who has registered. It is the purchaser's responsibility to make all necessary legal and financial enquiries prior to placing any bids.

The complete legal pack would need to be inspected



before an offer would be considered.

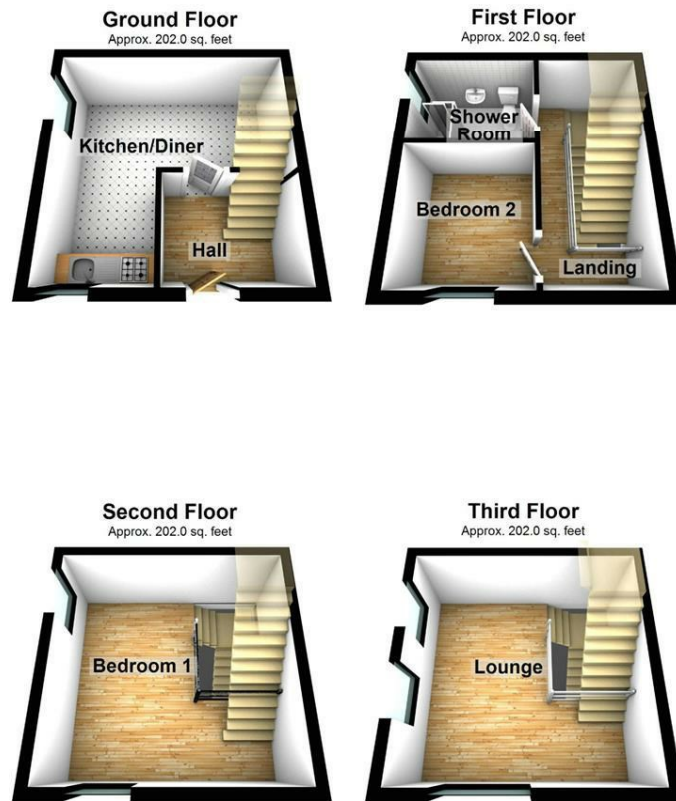
Please get in touch if you have any questions regarding Online auctions or would like to arrange a viewing.

## Photo of Dingley Hall





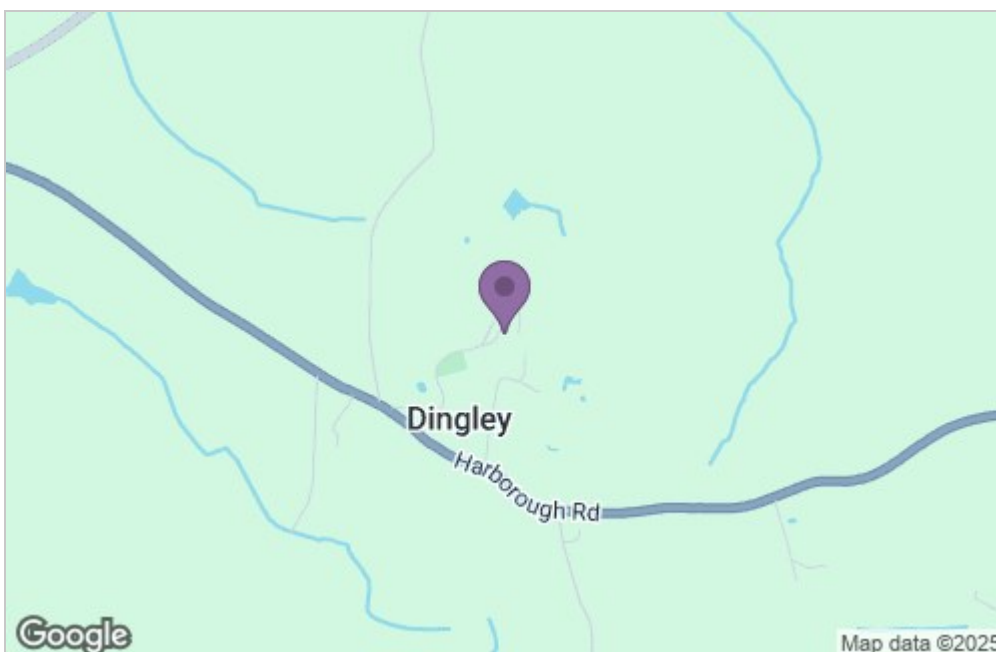
## Floor Plan



Total area: approx. 808.0 sq. feet

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph