



5 Chapel Lane

Baumber, Horncastle

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £130,000. 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.

Tucked away towards the end of a peaceful no-through road, this charming semi-detached cottage enjoys a delightful view over a green area to the front and a generous rear garden backing onto grassed field, creating a wonderful sense of space and countryside living.

The well-presented accommodation is arranged over two floors and comprises of an inviting lounge featuring a cosy wood-burning stove, a fitted kitchen, hall and bathroom on the ground floor. To the first floor are two comfortable bedrooms.

Externally, the property offers off-road parking to the front, while the enclosed rear garden provides a good-sized outdoor space ideal for relaxing or entertaining.

Further benefits include double glazing, electric radiators and the added advantage of solar panels for improved energy efficiency.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D





ACCOMMODATION

Part glazed side entrance door through to the:

KITCHEN

11' 11" x 10' 5" (3.62m x 3.18m)

Having window to rear elevation, electric radiator, wood effect flooring and staircase rising to first floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer inset to work surface, cupboards, space & plumbing for automatic washing machine & slimline dishwasher under, cupboard over. Work surface return with space for electric cooker, cupboards under, cupboards over. Further work surface with appliance spaces under. Opening to the:

INNER HALL

Having understairs storage and wood effect flooring.

BATHROOM

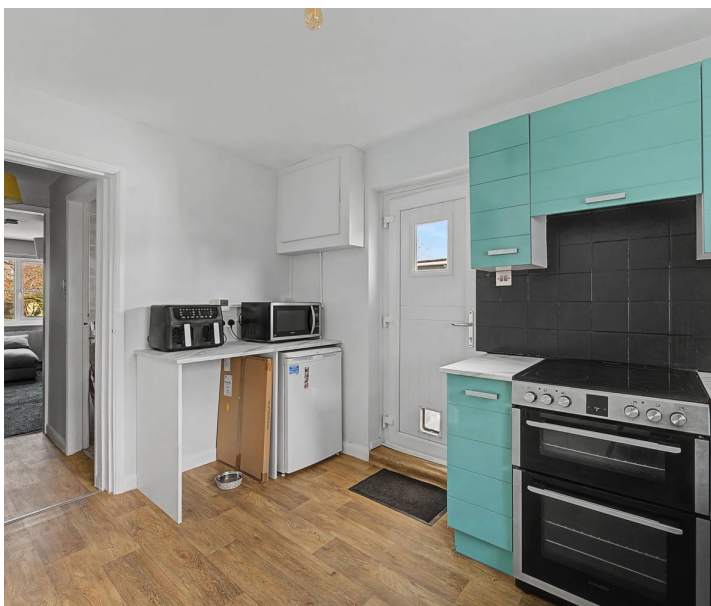
7' 1" x 4' 7" (2.15m x 1.39m)

Having window to rear elevation, tiled floor with electric underfloor heating, inset ceiling spotlights, tiled walls, extractor and shaver point. Fitted with a white suite comprising: panelled bath with electric shower fitting & anti-splash screen over, WC with concealed cistern and hand basin with mixer tap on vanity unit with cupboard under.

LOUNGE

13' 7" x 13' 1" (4.15m x 3.99m)

Having window to front elevation, electric radiator and fireplace recess with slabbed hearth & inset wood burner.



FIRST FLOOR LANDING

Having access to roof space.

BEDROOM ONE

13' 7" x 10' 2" (4.15m x 3.11m)

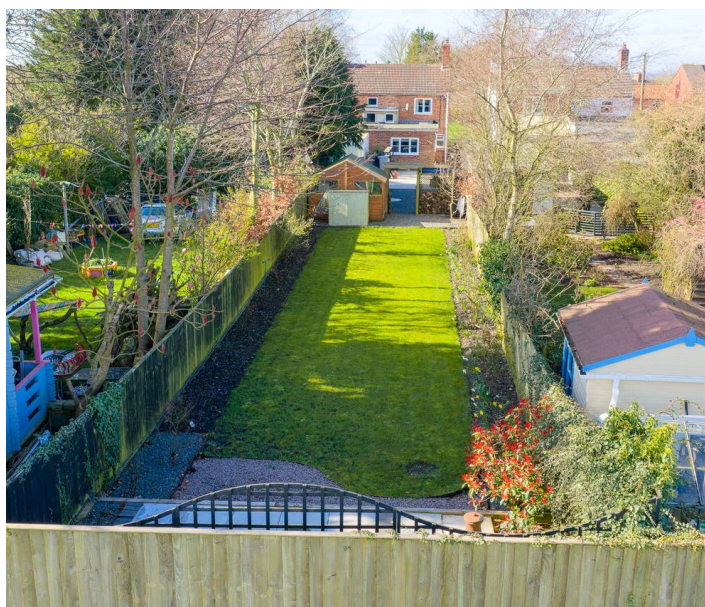
(max) Having window to front elevation, electric radiators and built-in airing cupboard housing hot water cylinder with fitted electric immersion heater.

BEDROOM TWO

10' 2" x 7' 7" (3.09m x 2.30m)

Having window to rear elevation and electric radiator.





EXTERIOR

To the front of the property there is off-road parking. Double gates open on to a shared driveway leading to gated access to the:

REAR GARDEN

Having a resin courtyard with outside tap & external power point leading to a gravelled area with a large garden shed and a trellis screened log store. Pergola leading to a good size lawned garden with borders and a raised paved patio with gravelled borders to the far rear of the garden.

SERVICES

The property has mains electricity & water connected. Drainage is to a septic tank. Heating is via electric radiators with individual thermostats and the property has solar panels which are owned. The current council tax is band A.

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. 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 nonrefundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £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. 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.

 **NEWTON FALLOWELL**

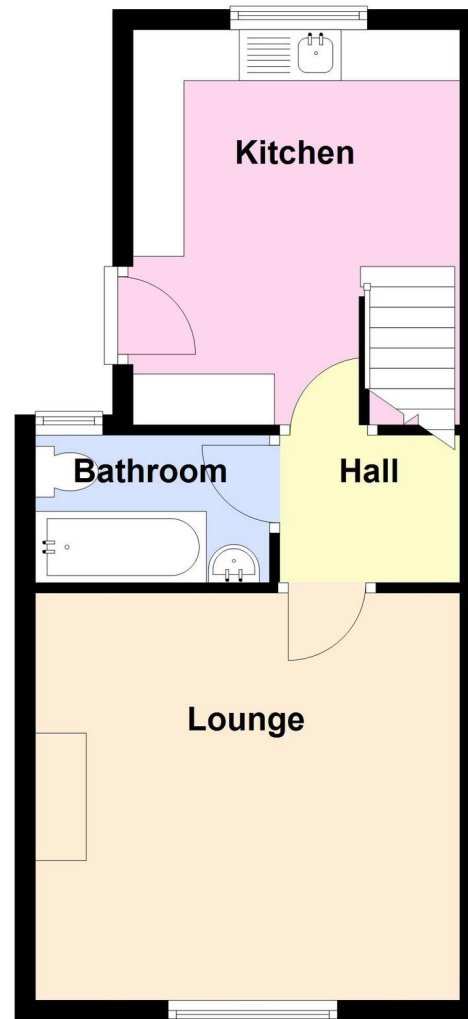




 **NEWTON FALLOWELL**

Ground Floor

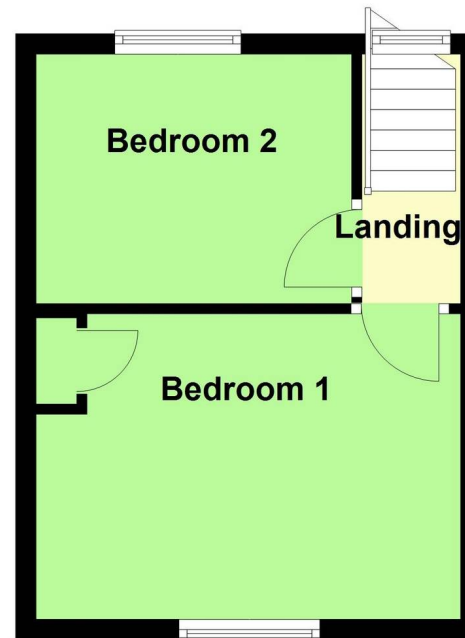
Approx. 35.9 sq. metres (386.6 sq. feet)



 **NEWTON FALLOWELL**

First Floor

Approx. 23.1 sq. metres (249.1 sq. feet)



Total area: approx. 59.1 sq. metres (635.7 sq. feet)

Newton Fallowell Estate Agents

Newton Fallowell, 42 High Street – PE23 5JH

01790755222 • spilsby@newtonfallowell.co.uk • www.newtonfallowell.co.uk/spilsby

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