



**Town End, Wilsford Grantham NG32 3NX**

**welcome to**

**Town End, Wilsford Grantham**

A well-presented semi-detached home in the popular village of Wilsford with driveway and gated side access to a large rear garden enjoying open field views. Internally offering an entrance hall, spacious lounge, kitchen, garden room, bathroom, utility and well-proportioned bedrooms.



## **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## **Entrance Hall**

Having tiled flooring, window to the front and stairs rising to the first floor.

## **Lounge**

There are two radiators, wood flooring, window to the front and access through to the:

## **Garden Room**

Having a TV point, radiator, LTV flooring, two windows to the rear and patio doors to the side.

## **Kitchen**

Fitted with a range of wall and base units with work surfacing over, tiled splashbacks, sink, Rangemaster cooker, integrated dishwasher, integrated fridge freezer, storage cupboard, LVT flooring, radiator and window to the rear.

## **Utility Room**

Having plumbing for washing machine, boiler, LVT flooring, window and door to the side.

## **Bathroom**

Fitted with a freestanding bath, shower cubicle, wash hand basin, WC, heated towel rail, tiled flooring and two windows to the front.

## **First Floor Landing**

### **Bedroom One**

There is a radiator, wood flooring, window to the front and two further windows to the rear.

### **Bedroom Two**

Having a radiator, LVT flooring, storage cupboard over the stairs and window to the front.

### **Bedroom Three**

There is a radiator, LVT flooring and window to the rear.

## **Outside Front**

To the front of the property there is a driveway and gated access to the side leading to the rear.

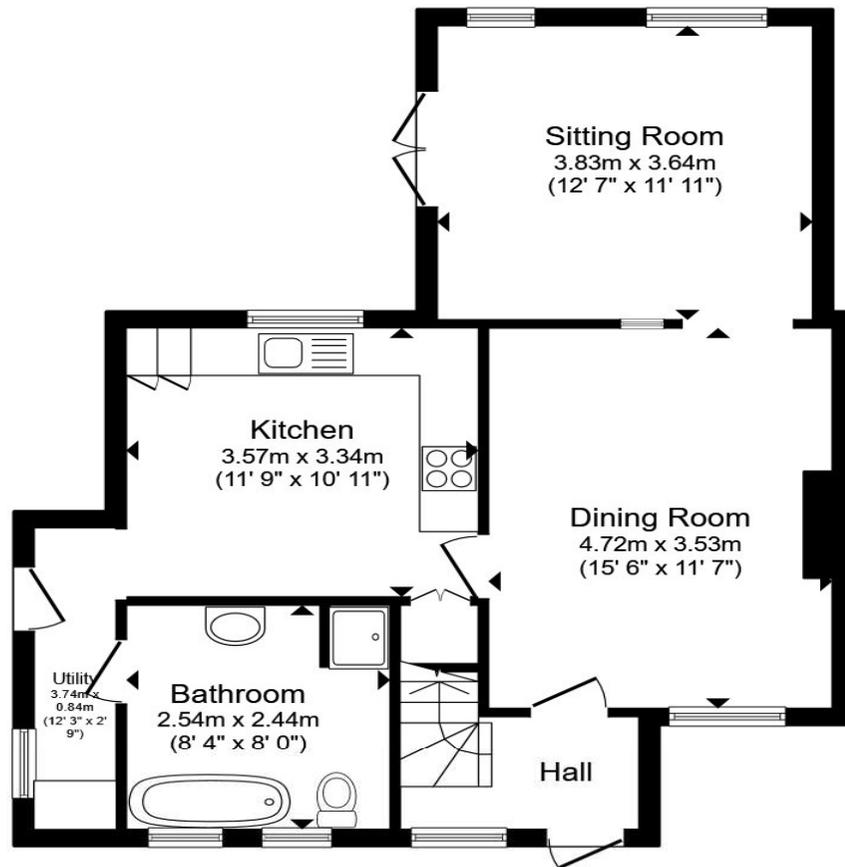
## **Rear Garden**

The large rear garden has a patio area, lawn, two sheds and field views.

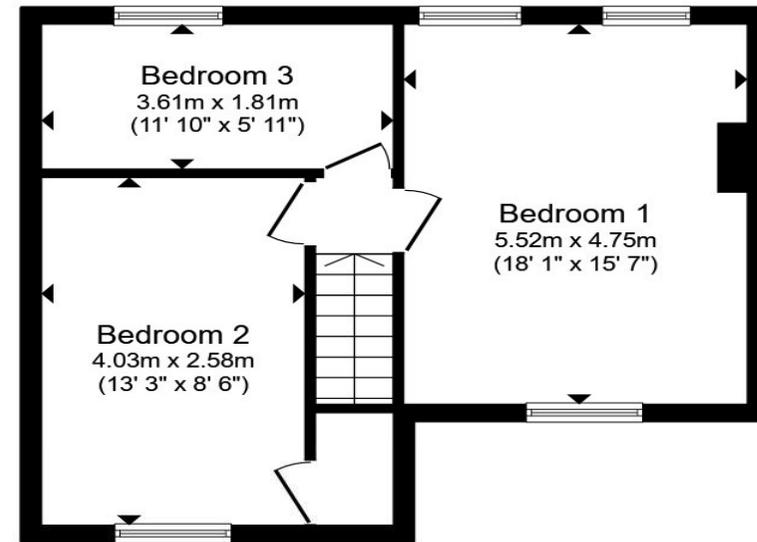


***view this property online*** [williamhbrown.co.uk/Property/SNH113055](http://williamhbrown.co.uk/Property/SNH113055)





**Ground Floor**



**First Floor**

Total floor area 99.1 m<sup>2</sup> (1,066 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

welcome to

## Town End, Wilsford Grantham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Large plot with huge rear garden benefitting from open field views
- Three generous bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£175,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SNH113055](https://www.williamhbrown.co.uk/Property/SNH113055)



Property Ref:  
SNH113055 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01529 303040**



[Sleaford@williamhbrown.co.uk](mailto:Sleaford@williamhbrown.co.uk)



75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)