

NEWTON FALLOWELL

# 6 The Golden Cross, North End, Swineshead - PE20 3LS

Guide Price **£125,000**

# 6 The Golden Cross, North End

## Swineshead, Boston

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £125,000. 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.

Situated in the ever-popular village of Swineshead, this detached bungalow offers modern, low-maintenance living and is ideal for first-time buyers, downsizers or investors. The well-presented accommodation features a bright open-plan kitchen/lounge, two bedrooms and a bathroom. Outside, there's off-road parking and a private enclosed garden, perfect for relaxing or entertaining. Further benefits include gas central heating, double glazing and the added advantage of being offered for sale with **NO CHAIN**.

Swineshead is a thriving village with an excellent range of local amenities including shops, pubs, cafés, a primary school, doctor's surgery and a railway station with links to Boston and Grantham. The village also enjoys convenient access to the A17, making it ideal for commuters while retaining a friendly community atmosphere.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

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**ACCOMMODATION**
Part glazed entrance door to the:

**ENTRANCE HALL**
Having radiator, tiled floor, access to roof space, double storage cupboard housing gas fired combination boiler providing for both domestic hot water & heating and further storage cupboard.

**OPEN PLAN KITCHEN/LOUNGE**
17' 10" x 12' 0" (5.43m x 3.67m)
Having windows to front & rear elevations, sliding doors to side elevation, inset ceiling spotlights, radiator and tile effect laminate flooring. The kitchen area is fitted with a range of base & wall units with work surfaces & upstands comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under, cupboards over. Work surface return with inset electric hob, integrated electric oven, cupboard & drawers under, cupboards & extractor over. Further work surface with cupboard under, cupboard over.


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**BEDROOM ONE**
11' 3" x 10' 2" (3.42m x 3.10m)
Having window to rear elevation and radiator.

**BEDROOM TWO**
11' 2" x 7' 1" (3.41m x 2.15m)
Having window to front elevation and radiator.

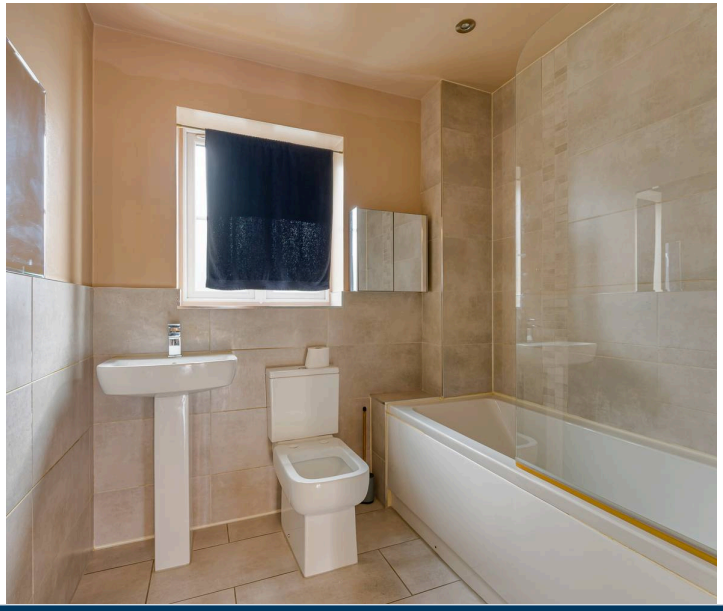
**BATHROOM**
Having window to rear elevation, inset ceiling spotlights, heated towel rail, part tiled walls, tiled floor, panelled bath with shower & anti-splash screen over, close coupled WC and pedestal hand basin.

**EXTERIOR**
Enclosed and having double gates to off-road parking with an electric vehicle charger. The garden is paved with raised beds.

**SERVICES**
The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired combination boiler serving radiators and the property is double glazed. The current council tax is band B.





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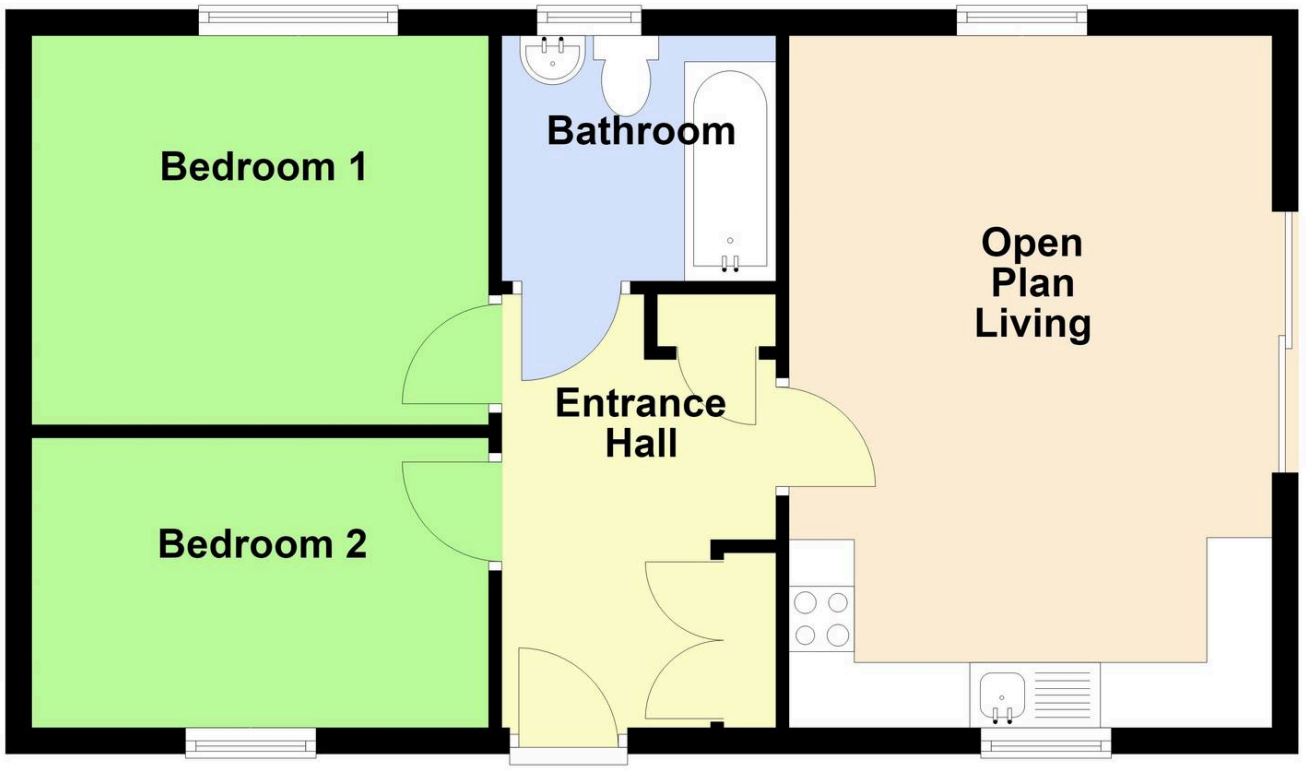
**AUCTIONEERS COMMENTS**

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 non-refundable reservation fee up to 7.2% 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.




Total area: approx. 50.4 sq. metres (542.0 sq. feet)



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# Newton Fallowell Estate Agents

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