



**Manor Road, North Hykeham Lincoln LN6 8NP**

  
william  
h brown

**welcome to**

**Manor Road, North Hykeham Lincoln**

**\*\*\*OPEN HOUR SATURDAY 23RD MAY 2-3PM BY APPOINTMENT ONLY\*\*\***

In need of some modernisation, this spacious three bedroom detached bungalow is situated in a popular location with amenities nearby. Benefitting from no onward chain, mature gardens, conservatory, off road parking and detached garage.



Being presented to the market with no onward chain is this particularly spacious three bedroom detached bungalow situated within the ever popular North Hykeham area, enjoying local access to a wide range of amenities including shops, eateries, supermarkets, a leisure centre, parks and public houses and well as transport links and schooling. Requiring some modernisation/refurbishment, the property in brief comprises: entrance hall, lounge, fitted kitchen, conservatory with double doors opening to the rear garden, three bedrooms with fitted wardrobes and family bathroom. Outside, this property benefits from a driveway to the side providing off road parking, access to the detached garage and side access to the rear garden. Alongside the driveway is a low wall fronted area of lawn with flower and shrub borders and pathway to the front door. To the rear is a non overlooked garden which is mainly laid to lawn with mature flowers and shrubs. Early internal viewing is strongly recommended to appreciate this property in full.

### **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**

### **Lounge**

### **Kitchen**

### **Conservatory**

### **Bedroom One**

### **Bedroom Two**



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welcome to

## Manor Road, North Hykeham Lincoln

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- THREE BEDROOM DETACHED BUNGALOW

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

guide price

**£180,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LCR124127 - 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.



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