



**Grantham Road, Waddington, Lincoln, LN5 9RZ**

**welcome to**

**Grantham Road, Waddington, Lincoln**

A fantastic opportunity to purchase a truly unique 2000 sqft, 3/4 bedroom detached bungalow, being offered with no onward chain, situated in the ever popular village of Waddington. The property itself offers huge potential for development, it is currently a blank canvas, ideal for renovations.



## 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 Porch

Gives access to main entrance hall.

## Entrance Hall

Large entrance hall, doors into majority of rooms.

## Lounge

Double glazed bay window to front and radiator to wall.

## Kitchen

Double glazed window to side, kitchen comprising a range of floor and wall based cupboards, wash hand basin with drainer and space for all appliances.

## Utility Room

Double glazed window to side and door out to garden as well as door into cloakroom.

## Cloakroom

Double glazed window to side.

## Further Reception/Bedroom Four

Double glazed window to side x2 and radiator to wall.

## Further Entrance Porch

Large double glazed entrance porch with door into inner lobby.

## Bedroom One

Double glazed bay window to front and radiator to wall.

## Bedroom Two

Double glazed window to side, radiator to wall and built in storage cupboard.

## Bedroom Three

Double glazed window to side and radiator to wall.

## Bathroom

Double glazed window to side, wc, wash hand basin, bath and separate shower cubicle, radiator to wall and extractor fan.

## Double Garage

26' 3" x 18' 10" ( 8.00m x 5.74m )

Large double garage with electric door and power and lighting within.

## Front Garden

Large front garden mostly comprising of grass with mature shrubs situate throughout.

## Side Garden

There is also a further garden to the side.

## Rear Garden

Large rear garden to the very rear of the property.



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## Grantham Road, Waddington Lincoln

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- VIEWING IS HIGHLY ADVISED TO APPRECIATE THE FULL EXTENT AND POTENTIAL OF THIS PROPERTY
- AMPLE OFF ROAD PARKING AND ATTACHED DOUBLE GARAGE

Tenure: Freehold

EPC Rating: D

Council Tax Band: C

guide price

**£252,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
LCR123521 - 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



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