



**Pine Tree Avenue, Scotter Gainsborough DN21 3TY**

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**Pine Tree Avenue, Scotter Gainsborough**

Detached, three-bedroom bungalow situated in Scotter is presented to the market with no onward chain for ease of purchase. Briefly, this property offers spacious open plan lounge/dining room, fitted kitchen, three bedrooms, conservatory and a bathroom. Brick garage and a driveway.



## 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

Front elevation double-glazed door, storage cupboard, coat cupboard, central heating radiator, loft access and coving to the ceiling.

## Open Plan Lounge / Dining Room

23' 8" x 20' 11" ( 7.21m x 6.38m )

Gas fireplace, Patio doors, three double-glazed windows, three radiators, coving to the ceiling and flushed style door.

## Kitchen

10' 6" x 10' 5" ( 3.20m x 3.17m )

Fitted kitchen with the range of wall and base cupboards, work surfaces, sink and drainer, gas hob and electric oven, cooker hood, central heating radiator, double-glazed window, double-glazed door, tiling to the walls, ceramic tiled flooring and wood glazed panel door.

## Conservatory

UPVC construction, fan lights and ceramic tiled flooring.

## Bedroom One

12' 8" excluding door recess x 11' 10" ( 3.86m excluding door recess x 3.61m )

Two double-glazed windows, built in wardrobe, central heating radiator, flushed style door and coving to the ceiling.

## Bedroom Two

12' 10" x 10' 4" ( 3.91m x 3.15m )

Two double-glazed windows, central heating radiator, shower cubicle, flushed style door and coving to the ceiling.

## Bedroom Three

13' 11" max x 7' 11" ( 4.24m max x 2.41m )

Single-glazed internal door leads into the conservatory, central heating radiator and coving to the ceiling.

## Bathroom

Corner bath with a shower over, wash hand basin, fully tiled walls, heated towel rail, two double-glazed window, ceramic tiled flooring and flushed style door.

## Garage

Detached brick garage with up and over door, timber door, single-glazed window, power and lights.

## Side Garden

Laid to lawn with shrub and flower beds.

## Front Garden

Laid to lawn with shrub and flower beds.

## Rear Garden

Laid to lawn, timber shed, cold water tap, patio area, driveway, car port and timber fencing forming boundary.



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## Pine Tree Avenue, Scotter Gainsborough

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached Bungalow
- Three Bedrooms

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

guide price

**£220,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SCT110845 - 0005

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