



**Dick Turpin Way, Long Sutton Spalding PE12 9EP**



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**Dick Turpin Way, Long Sutton Spalding**

MODERN METHOD OF AUCTION. This detached house is situated within walking distance of town and schools. With three bedrooms, kitchen/diner and garden room ideal for entertaining or family pursuits. BEING SOLD WITH NO CHAIN.



## 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 understair cupboard.

### Lounge

14' x 11' 6" ( 4.27m x 3.51m )

### Kitchen/Diner

17' x 9' 3" ( 5.18m x 2.82m )

having range of units at wall and base level, worktops with inset stainless steel sink. Integrated oven, space for dishwasher and fridge/freezer. Tiled flooring.

### Garden Room

9' 8" x 9' 3" ( 2.95m x 2.82m )

being of brick and UPVC construction with double doors to garden.

### Utility Room

6' 3" x 5' 9" ( 1.91m x 1.75m )

### Shower Room

having shower cubicle, low level WC and wash hand basin set into vanity unit.

### Rear Lobby

having timber door to garden, cupboards.

### Store Room

10' 4" x 9' 1" ( 3.15m x 2.77m )

### Landing

#### Bedroom 1

9' 10" x 11' ( 3.00m x 3.35m )

having fitted wardrobes.

#### Bedroom 2

9' 3" x 7' 11" ( 2.82m x 2.41m )

having fitted wardrobes.

#### Bedroom 3

8' 1" x 10' 7" ( 2.46m x 3.23m )

having fitted wardrobes.

### Bathroom

having bath, low level WC and wash hand basin set into vanity unit.

### Garage

13' 9" x 7' 10" ( 4.19m x 2.39m )

having up and over door.

### Outside

the property has a small gravel area to the front with off road parking. The side gate give access to the rear garden which is laid to lawn and a patio area.



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## Dick Turpin Way, Long Sutton Spalding

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- DETACHED THREE BEDROOM HOUSE IN POPULAR LOCATION BEING SOLD BY MODERN METHOD OF AUCTION
- LOUNGE, KITCHEN/DINER & GARDEN ROOM

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

**£190,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LST107471 - 0005

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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



**01406 363224**



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



34 Market Place, Long Sutton, SPALDING,  
Lincolnshire, PE12 9JF



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**