

## 2 Westthorpe, Ashley, LE16 8HQ



### Auction Guide £400,000

\*\*For Sale by online auction via Rocket Auctions. The auction will be exclusively available online via our website and Rocket Auctions. All legal pack information can be accessed on our website. [https://www.adams-jones.co.uk/online/ba\\_url=%2Fproperty%2Fwestthorpe-ashley-le16-9491656\\*\\*](https://www.adams-jones.co.uk/online/ba_url=%2Fproperty%2Fwestthorpe-ashley-le16-9491656**)

Bordering the Welland Valley, and in one of the most idyllic conservation villages in the area, is this substantial period family home with accommodation extending to nearly 2,500 square feet.

The accommodation is beautifully presented and includes a 22'11" x 17'7" farmhouse kitchen with AGA, utility room, lounge with 'Inglenook' fireplace, three further reception rooms, shower room, galleried landing, three double bedrooms and large family bathroom. The ground floor layout is suitable for two of the reception rooms to become bedrooms, if required.

Outside is a secure and private, mainly hard landscaped garden with well stocked flower beds and parking for up to four cars. There is also a single garage. The property is offered with no upwards chain.

*Service without compromise*

## Porch

Hardwood front door.

## Entrance Hall



Double-glazed front door. Door to walk in boiler cupboard housing gas fired combination central heating boiler. Door to inner hallway. Door to shower room.

## Shower Room



Tiled shower cubicle with electric shower fitment. Pedestal wash hand basin. Low level w/c. Complimentary tiling. Opaque double-glazed window. Radiator.

## Inner Hallway



Stairs rise into the first floor. Radiator. Wall light. Doors to rooms.

## Study 11'2" x 6'11" (3.40m x 2.11m)



Opaque double-glazed window. Radiator. Fitted book shelving. Two wall lights.

Sitting Room 12'5" x 10'4" (3.78m x 3.15m)



Double-glazed window to front elevation. Exposed timber flooring. Radiator.

(Sitting Room Photo Two)



Lounge 19'9" x 11'2" (6.02m x 3.40m)



Ingle nook stone fire place with heavy beam incorporating cast iron wood burning stove. Five wall lights. Two radiators. Three multi-paned windows. Television point. Door to dining room / bedroom four. Door to porch.

(Lounge Photo Two)



Dining Room / Bedroom Four 16'3" x 9'4" (4.95m x 2.84m)



Double-glazed window. Cast iron period open fireplace. Three wall lights. Radiator.

(Dining Room / Bedroom Four Photo Two)



Library 13'7" x 6'3" (4.14m x 1.91m)



Interconnecting room between the inner hallway and kitchen / diner. Multi-pane double-glazed window to the front elevation. Fitted book shelving spanning one wall. Radiator. Exposed timber flooring.

(Library Photo Two)



Kitchen / Diner 22'11" x 17'7" (6.99m x 5.36m)



(Kitchen Area Photo)



Farm house style kitchen. Solid timber fitted base and wall units, single nook style recess incorporating oil fired arger. Solid granite work surfaces. Complimentary tiled splash backs. Fitted free standing electric cooker. Exposed timber beams. Large butler sink. Island unit with granite worktops. Three wall lights. Multi-paned window to side elevation. Fitted plate racks and display cabinets. Double-glazed double doors leading to the garden. Door to utility room.

(Dining Area Photo)



(Kitchen/Diner Photo Two)



## Utility Room 12'10" x 6'11" (3.91m x 2.11m)



Window to the front elevation. Fitted electric heater. Butler style sink. Space and plumbing for washing machine. Door to garage.

(Utility Room Photo Two)

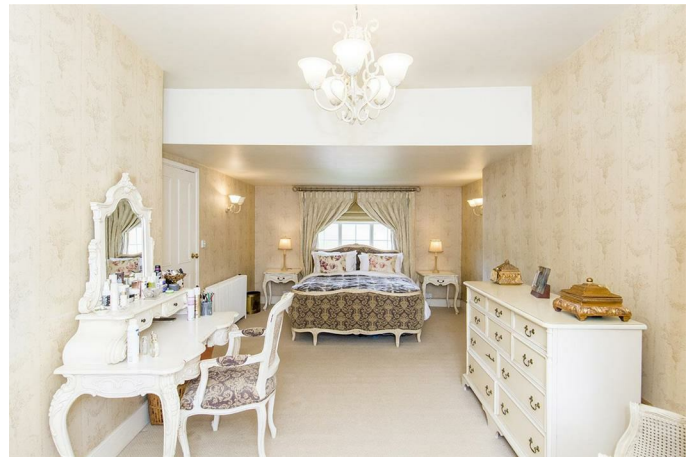


## First Floor Galleried Landing



Timber balustrade. Radiator. Opaque double-glazed window. Two wall lights. Doors to rooms.

## Bedroom One 23'6" x 11'1" (7.16m x 3.38m)

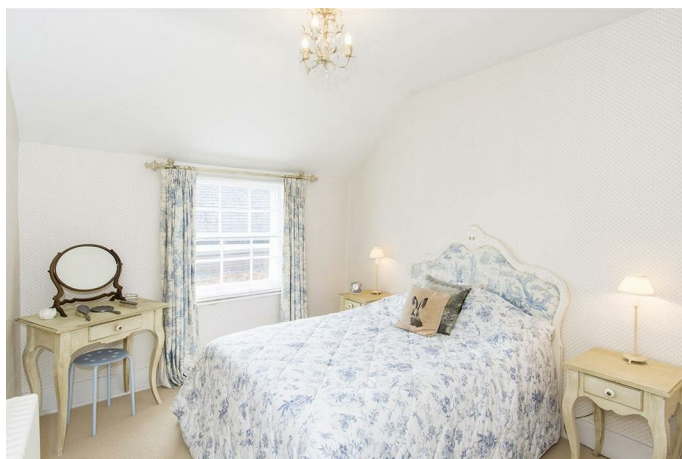


Opaque double-glazed window to the rear. Further multi-paned window. Column radiator. Two wall lights.

(Bedroom One Photo Two)



Bedroom Two 12'9" x 9'7" (3.89m x 2.92m)

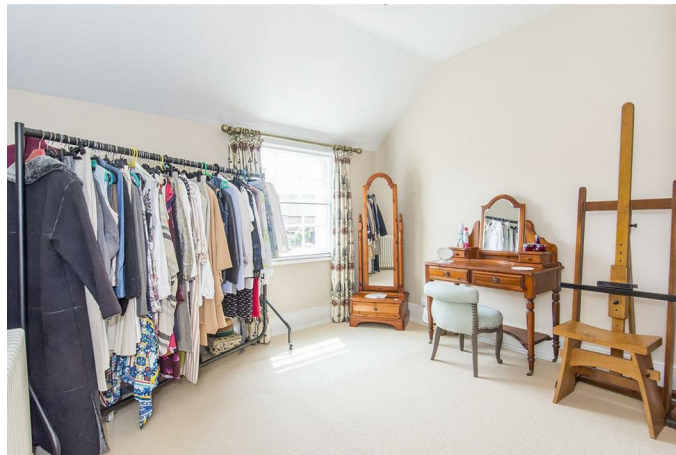


Double-glazed window to front elevation. Access to loft space. Column radiator. Fitted wardrobe.

(Bedroom Two Photo Two)



Bedroom Three 12'3" x 11'1" (3.73m x 3.38m)



Window to front elevation. Column radiator.

(Bedroom Three Photo Two)



Bathroom 12'7" x 7'8" (3.84m x 2.34m)



Roll top bath. Shower cubicle with main shower fitment. Wash hand basin. Low level w/c. Complimentary tiling. Airing cupboard housing hot water tank and shelving. Heated towel rail. Tiled floor. Opaque double-glazed window.

(Bathroom Photo Two)



(Bathroom Photo Three)



Garage 17'6" x 10'6" (5.33m x 3.20m)



Remote controlled up and over door. Power. Lighting.

Outside





## Garden



Accessed via secure double timber gates to a block paved driveway and four court providing parking for three to four cars. Brick retaining wall and steps leading to a retained and walled cottage garden with well stocked flower beds and borders. Garden is private and secure.

## Front



## Auction Terms

For Sale by online auction via Rocket Auctions

Auction end date and time: TBC

The auction will be exclusively available online via our website and Rocket Auctions. All legal pack information can be accessed on our website.

<https://www.adams-jones.co.uk/online?>

[ba\\_url=%2Fproperty%2Fwesthorpe-ashley-le16-9491656](https://www.adams-jones.co.uk/online?ba_url=%2Fproperty%2Fwesthorpe-ashley-le16-9491656)

To register, please visit our website, click on the 'Auction' link and follow the steps:

Stage 1) Register your email address, create a password and confirm your account.

Stage 2) View the legal pack and arrange any viewings

Stage 3) If you would like to bid, use the 'dashboard' button and complete your ID check and enter your payment and solicitors details

Stage 4) You are ready to bid - Good Luck!

No deposit monies are required before you bid. The winner will be charged a buyer fee and will be required to pay a 10% deposit by 12pm the next business day.

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. The reserve price is not disclosed and remains confidential between the seller and the auctioneer and is set within the guide range.

A legal pack and special conditions will be available to download by anyone who has registered. It is the purchaser's responsibility to make all necessary legal and financial enquiries prior to placing any bids.

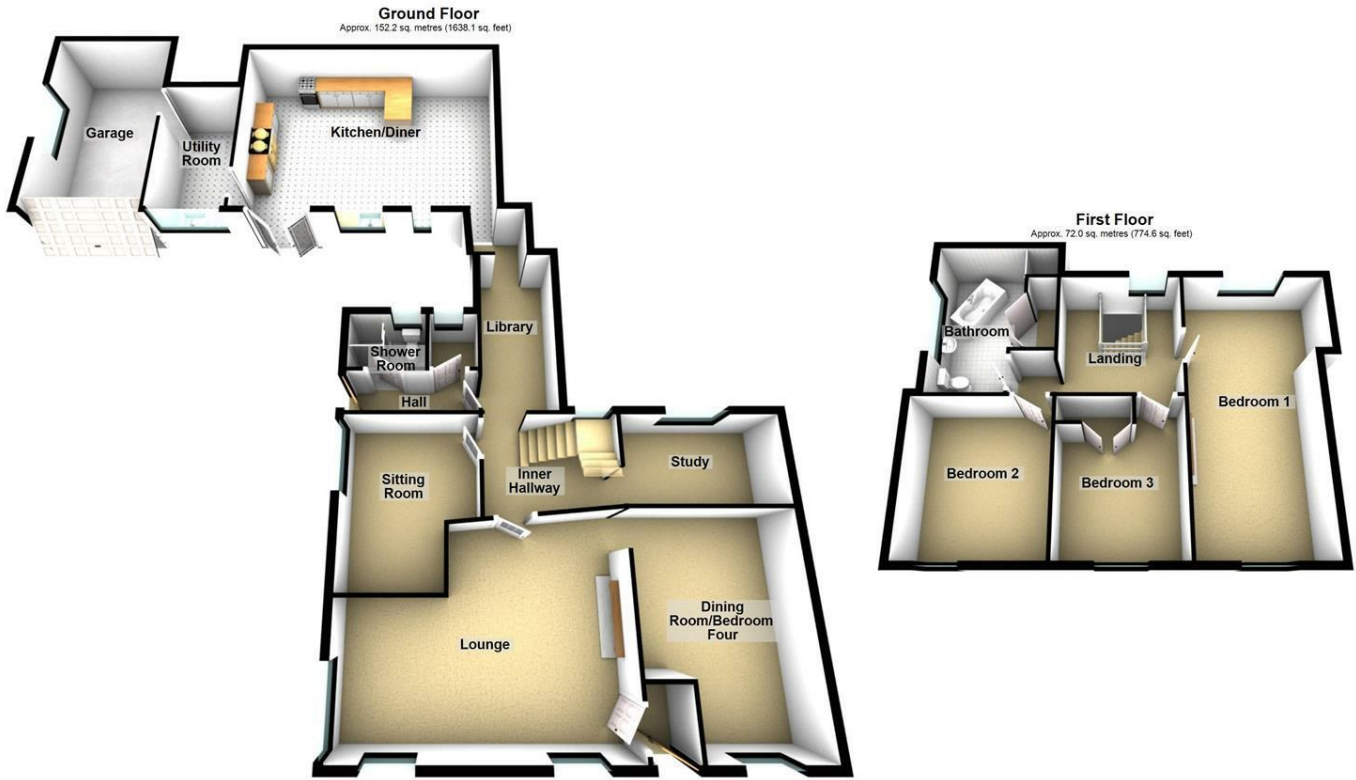
Some Vendors may consider offers prior to the auction. These offers can only be submitted via our website and will be considered under auction conditions.

Please get in touch if you have any questions or would like to arrange a viewing.

## Note For Prospective Buyers

Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

## Floor Plan

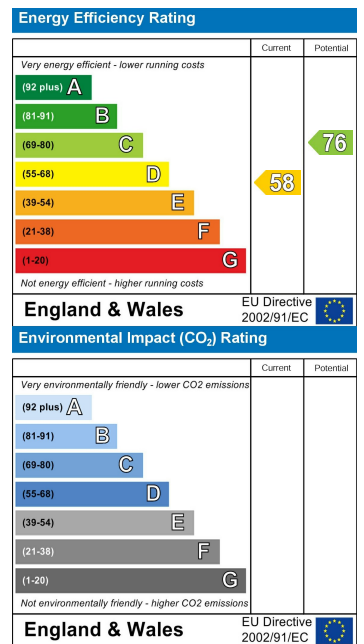


Total area: approx. 224.1 sq. metres (2412.7 sq. feet)

## Area Map



## Energy Efficiency Graph



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