



This spacious detached property enjoys an enviable position tucked away at the end of a no-through road , yet still conveniently located for access to nearby amenities including the Pilgrim Hospital. The well-presented accommodation includes a generously proportioned lounge, open plan dining kitchen and a useful utility/ boot room, together with two double bedrooms and two shower rooms. Outside, the property has the benefit of off-road parking and an integral garage to the front, with an established garden to the rear.

Auctioneers Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. [Auctioneer notes continue on page 8.]

- Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- Cul-de-Sac Location, Convenient For Nearby Schools, Amenities & Pilgrim Hospital
- Two Double Bedrooms and Two Shower Rooms
- Lounge, Open Plan Dining Kitchen and Utility/ Boot Room
- Off-Road Parking and Integral Garage
- Gas-Fired Central Heating & uPVC Double Glazing
- Tenure: Freehold. Council Tax 'C'. EPC 'C 70'







Entrance - Via uPVC obscure-glazed door into the:

Entrance Hall - Having stairs to the first floor, radiator, telephone point and doors arranged off to:

Lounge 3.49m x 6.40m (11'5" x 21'0") - With uPVC window overlooking the front, skirting radiator, wall-lights and feature fireplace with living flame coal-effect gas fire.

Kitchen 4.20m x 6.36m (13'10" x 20'10") – The kitchen comprises a range of fitted cupboards and drawers to both base and eye level, with work surfaces including a breakfast bar and having an inset stainless steel sink/drainer and four ring gas hob. Integral oven and grill, space for tall fridge/freezer and space for washing machine. The kitchen extends into a dining area with radiator and further uPVC window to the side.

Utility/ Boot Room 1.82m x 2.31m (6'0" x 7'7") - With uPVC double glazed windows, tiled floor, wall-mounted heater and door leading out to the garden, this room currently serves as a utility with space and plumbing for washing machine.

Shower Room – With window to the rear, the ground floor shower room compliments the main shower room on the first floor and comprises a walk-in shower, low level WC, hand basin and radiator.

First floor accommodation landing – Has doors arranged off to the two double bedrooms and the first floor shower room.

Bedroom One 3.49m x 3.64m (11'5" x 11'11") - A good size double bedroom, this room overlooks the front and has the benefit of eaves storage, radiator and a built-in double wardrobe.

Bedroom Two 3.30m x 3.64m (10'10" x 11'11") – As a similar size double bedroom, bedroom two could serve equally well as the master bedroom and overlooks the rear garden. Eaves storage access and radiator.

Shower Room – The shower room comprises a corner shower enclosure, low-profile WC and vanity basic with mixer tap and storage beneath. Heated towel rail, tiling to the walls and obscured window to the side. Airing cupboard housing the hot water cylinder and having slatted shelving.

Outside

The front of the property is of a low maintenance design with driveway and gravel providing parking for several vehicles, and giving access to the:

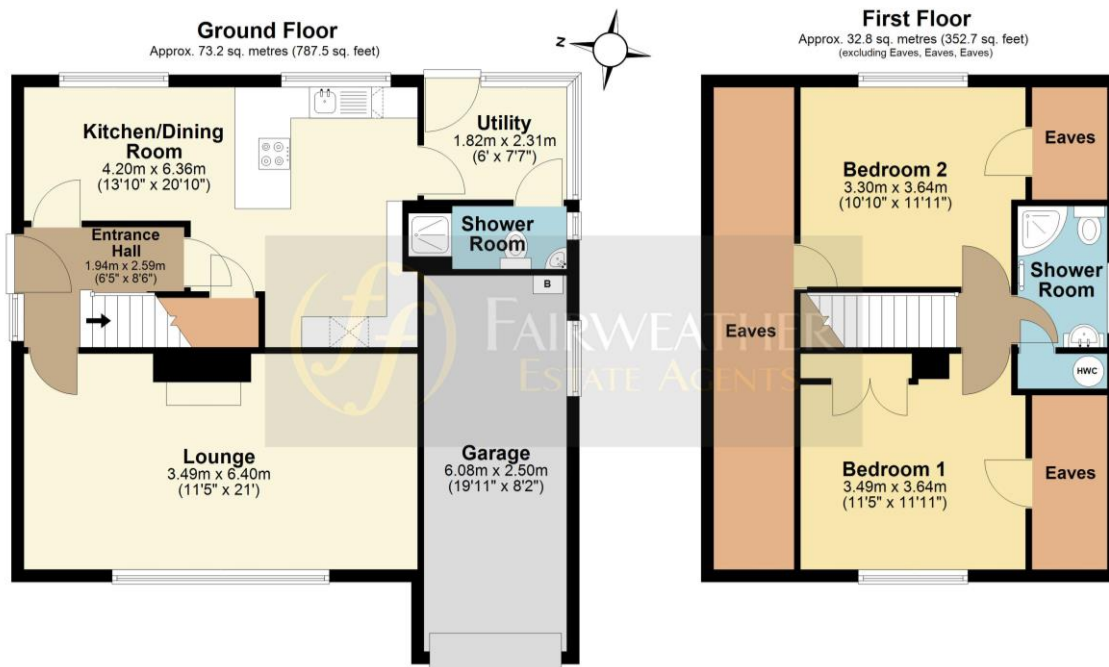
Garage 6.08m x 2.50m (19'11" x 8'2") – With power and lighting, window and housing the gas-fired central heating boiler.

The established rear combines low maintenance seating areas with a lawned garden, which also has the benefit of a garden shed and exterior light.









Total area: approx. 105.9 sq. metres (1140.2 sq. feet)

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Plan produced using PlanUp.

NOTE: All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer.

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Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



22 Dolphin Lane, Boston
Lincolnshire PE21 6EU

T | 01205 336122

E | sales@fairweather-estateagents.co.uk

