



**School Lane, Helpington Sleaford NG34 0RG**

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## **School Lane, Helpringham Sleaford**

End-terraced home in the village of Helpringham offering lounge, kitchen and conservatory. Upstairs provides a double bedroom, single bedroom and shower room. Small rear garden, on street parking nearby and offered for sale with no onward 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 Porch / Hall

Being entered via a door with window to the side.

## Kitchen

Fitted with a range of wall and base units with work surfacing over, sink, electric cooker, laminate flooring, storage heater, window to the front and stairs rising to the first floor.

## Lounge

There is a TV point, storage heater and opening to the:

## Conservatory

Having a storage heater, laminate flooring and patio doors to the rear garden.

## First Floor Landing

Having a storage heater.

## Bedroom One

There is a built-in wardrobe and window to the rear.

## Bedroom Two

Having a window to the front.

## Shower Room

Fitted with a shower cubicle, wash hand basin, WC, laminate flooring and extractor.

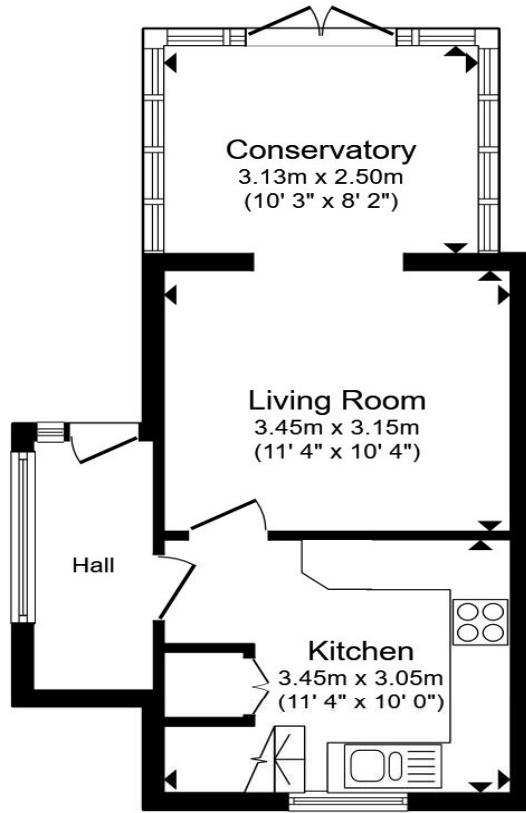
## Rear Garden

The enclosed garden has a lawn and shed.

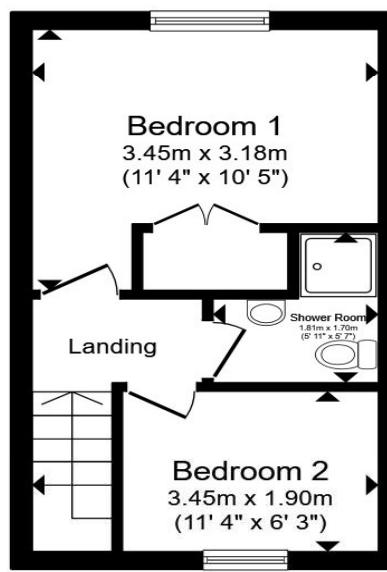


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**Ground Floor**



**First Floor**

**Total floor area 55.8 m<sup>2</sup> (601 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## School Lane, Helpringham Sleaford

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- ATTENTION INVESTORS/FIRST TIME BUYERS
- Cottage style end-terraced home

Tenure: Freehold EPC Rating: E

Council Tax Band: A

guide price

**£110,000**



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Property Ref:  
SNH113094 - 0003

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