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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



162 Main Road, Quadring PE11 4PT

£135,000 Freehold CASH BUYERS ONLY

- Being Sold via 'Secure Sale'
- Immediate Exchange of Contracts Available
- 3 Bedrooms, 3 Reception Rooms
- Generous Sized Lawned Garden
- Ample Off Road Parking
- Viewing Recommended

BEING SOLD VIA SECURE SALE ONLINE BIDDING. Terms & Conditions apply. **STARTING BID £135,000.** This property will be legally prepared enabling any interest buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

SPALDING 01775 766766 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



ACCOMMODATION

UPVC front entrance door to:

ENTRANCE HALL

12' 11" x 5' 4" (3.94m x 1.64m) including staircase with under stairs cupboard. Radiator, range of coat hooks, doors arranged off to:

SITTING ROOM

12' 10" x 11' 6" (3.92m x 3.51m) Dual aspect with UPVC windows to the front and side elevations, decorative coved cornice, decorative ceiling rose with pendant light fitting, fireplace (boarded), radiator.

DINING ROOM

12' 11" x 12' 4" (3.96m x 3.78m) Dual aspect with UPVC windows to the front and side elevations, coved cornice, ceiling light, fireplace (boarded), radiator.

KITCHEN

14' 1" x 8' 11" (4.31m x 2.72m) Range of fitted base cupboards and drawers, tiled splashbacks, eye level wall cupboards, built-in electric oven, gas hob and cooker hood, single drainer stainless steel sink unit with mixer tap, recessed ceiling lights, UPVC rear window, vinyl floor



covering, radiator, door to:

STUDY

8' 1" x 8' 8" (2.47m x 2.65m) Vinyl floor covering, UPVC window to the rear elevation, recessed ceiling lights, radiator.

Also from the Kitchen a door leads to:

REAR ENTRANCE PORCH

8' 10" x 4' 9" (2.71m x 1.47m) Half glazed UPVC rear entrance door, vinyl floor covering, radiator, doors arranged off to:

SEPARATE WC

6' 9" x 2' 9" (2.07m x 0.84m) Low level suite, obscure glazed UPVC window.

UTILITY ROOM

6' 8" x 5' 9" (2.04m x 1.77m) Plumbing and space for washing machine, further appliance space, high level obscure glazed UPVC window, coat hooks, Worcester gas fired central heating boiler.

From the Reception Hall the return staircase leads via a Half Landing to:

FIRST FLOOR LANDING

UPVC window to the front elevation, radiator, vinyl floor covering, ceiling light, smoke alarm, doors arranged off to:

BEDROOM 1

11' 10" x 12' 10" (3.61m x 3.92m) Dual aspect with UPVC windows to the front and side elevations, access to loft space, radiator, vinyl floor covering.

BEDROOM 2

12' 2" x 11' 10" (3.73m x 3.61m) plus alcoves with fitted cupboards. Dual aspect with UPVC windows to the front and side elevations, vinyl floor covering, ceiling light, radiator.

From the Half Landing an opening on to a small Rear Landing with doors arranged off to:

BEDROOM 3

14' 2" x 8' 11" (4.33m x 2.72m) Vinyl floor covering, UPVC window to the side elevation, radiator, ceiling light.

BATHROOM

8' 3" x 6' 4" (2.54m x 1.95m) plus door recess. Three piece suite comprising panelled bath with mixer tap, shower attachment, overhead sprinkler with glazed screen, wash hand basin, low level WC, partial wall tiling, extractor fan, ceiling light, radiator, 2 obscure glazed UPVC windows.

EXTERIOR

The property occupies a corner plot with lawned gardens predominantly to the front and side, fenced boundary to the front and side, established trees, garden shed and, to the south side, a gated access on to an extensive gravelled parking area with parking for several vehicles or potential for the erection of a garage, subject to planning consent.

DIRECTIONS/AMENITIES

From Spalding proceed in a northerly direction along the A16 Boston Road continuing for 3.5 miles to Surfleet. Take the first exit at the roundabout, then the second exit at the next roundabout, continue into the village of Gosberton. Turn off the main road, straight up the High Street, continue to Quadring, through the crossroads and the property is situated on the left hand side on the corner of St. Anthony Close.

Quadring has a, Indian restaurant, primary school, Church and general stores. The nearby villages of Gosberton and Donington have further amenities and the market town of Spalding is 8 miles distant offering a full range of facilities along with bus and railway stations and onwards access to Peterborough.



AUCTIONEERS ADDITIONAL 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.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

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.**

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 up to 6% inc VAT (subject to a minimum which could be up to £7,200 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.

TENURE Freehold

SERVICES Mains Water, Electric, Gas, Drainage, Gas Central Heating.

COUNCIL TAX BAND B

LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: S11779

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

ADDRESS

R. Longstaff & Co LLP., 5 New Road, Spalding
Lincolnshire PE11 1BS

CONTACT

T: 01775 766766 E: spalding@longstaff.co.uk
www.longstaff.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		