



East, Lodge, Roxholm, Leasingham



Freehold

Guide price £140,000

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## Key Features

- Being Sold via Secure Sale Online Bidding
- Starting Price £140,000
- Detached House
- Two Bedrooms
- Detached Double Garage
- Rural Location
- EPC rating U
- Current Council Tax Band: A





Being Sold via Secure Sale online bidding.  
Terms & Conditions apply. Starting Bid  
£140,000

Situated in a rural position on the edge of the popular village of Leasingham, this detached two bedroom home with a detached double garage enjoys open countryside views. Requiring renovation throughout, the property presents a fantastic opportunity for buyers seeking a project in a desirable setting. The accommodation comprises a large entrance area with two storage rooms and a WC off, leading through to the kitchen with pantry cupboard, lounge and separate dining room. To the first floor are two bedrooms and a bathroom. With generous scope to modernise and add value in a peaceful location, viewing is highly recommended to fully appreciate the opportunity on offer.



### Entrance

Large open space with glazed door to front, access to wc, two further storage rooms.

### Kitchen

2.27m x 2.83m (7'5" x 9'4")

Base level unit with work surface over, sink with drainer, fusebox/consumer unit recently updated, window to front aspect, pantry cupboard.



### Lounge

3.17m x 3.48m (10'5" x 11'5")

With open fire place, door to front aspect, windows to rear and side aspects, electric storage heater.

### Dining Room

3.17m x 2.84m (10'5" x 9'4")

With open fire place, electric storage heater, stairs to 1st floor and window to rear aspect.

### Bedroom One

3.17m x 3.55m (10'5" x 11'7")

With window to side aspect and electric storage heater.

### Bedroom Two

2.32m x 2.86m (7'7" x 9'5")

With window to side aspect and electric storage heater.

### Family Bathroom

Three piece suite comprising paneled bath, hand wash basin, low level wc, electric heater, window to front aspect and extractor fan.

### Double Garage

With two up and over garage doors, electric and lighting, side door.

### Outside

With a brick wall and hedge surround to front and side, generous sized area laid to lawn to rear overlooking the countryside.





## Agents Note

These are draft particulars awaiting vendor approval.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

## Financial Services

As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process, we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau is regulated by the financial ombudsman and operate on an independent basis within our premises at 27 Southgate, Sleaford, NG34 7SY.

## 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.

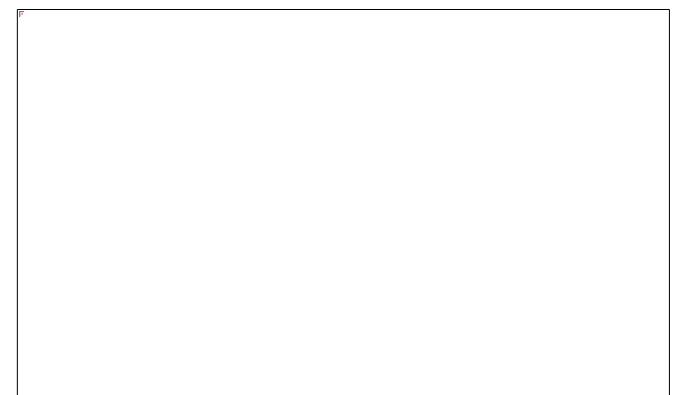
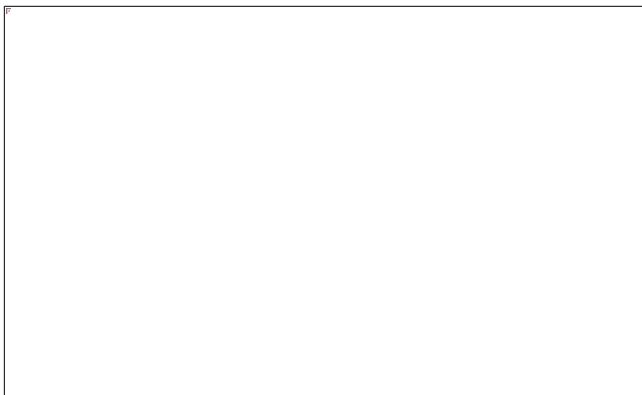
The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

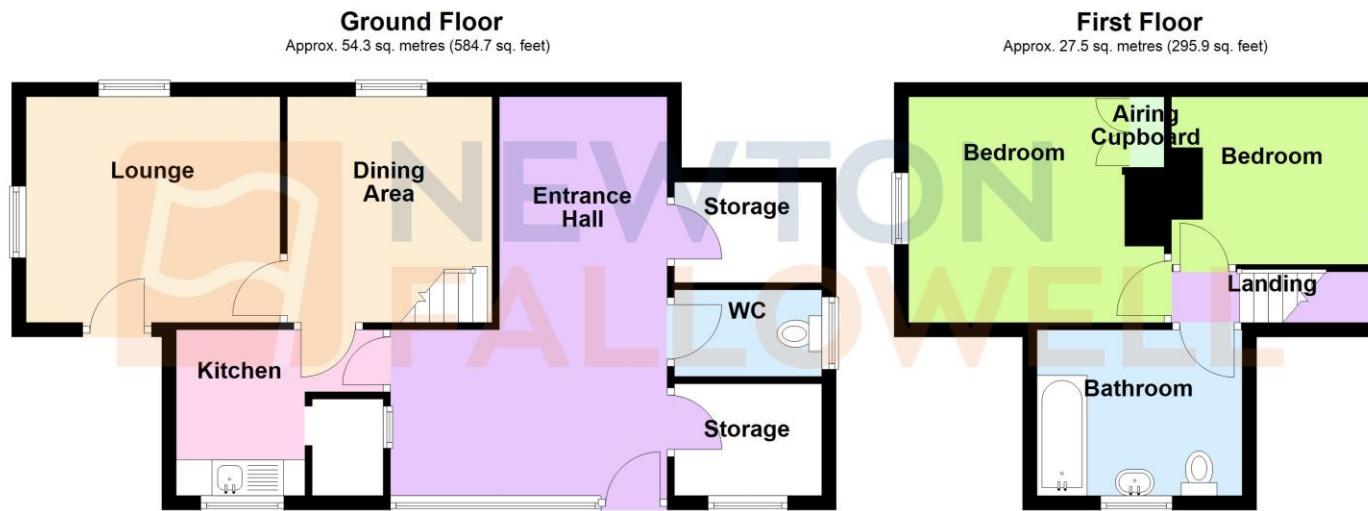
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments.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

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.





## Floorplan



Total area: approx. 81.8 sq. metres (880.6 sq. feet)  
East Lodge, Leasingham

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