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20 Rose Lane, Pinchbeck PE11 3RN

BELVOIR!

Guide price £135,000



Key Features

- > Being Sold via Secure Sale online bidding. Terms and Conditions apply, Starting bid £135,000
- > SEMI DETACHED HOME
- > THREE BEDROOMS
- > TWO RECEPTION ROOMS
- > CONSERVATORY
- > GENEROUS REAR GARDEN
- > Tenure: Freehold
- > EPC rating U

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £135,000

Immediate 'exchange of contracts' available

This property will be legally prepared enabling any interested 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.

Belvoir incorporating Munton and Russell are pleased to offer this three-bedroom semi-detached home. The property comprises of entrance hall, lounge, dining room, conservatory, kitchen/breakfast, utility and downstairs cloakroom. To the first floor, three bedrooms, family bathroom. Externally, off road parking to the front, generous rear garden.



ENTRANCE PORCH

Part glazed door, UPVC double glazed window to the front.

ENTRANCE HALL

Part glazed door, UPVC double glazed window to the front, stairs to first floor landing, understairs storage cupboard, radiator.

LOUNGE

14'2" x 12'7" (4.3m x 3.8m)

UPVC double glazed window to the rear, feature fire surround and hearth. Arch to:

DINING ROOM

12'11" x 9'4" (3.9m x 2.8m)

UPVC double glazed patio doors to conservatory, radiator.

CONSERVATORY

10'0" x 9'6" (3m x 2.9m)

UPVC double glazed construction, patio door to side, radiator.

KITCHEN/BREAKFAST

21'8" x 6'8" (6.6m x 2m)

UPVC double glazed windows to the side and front elevations, range of fitted base and wall units, sink unit with mixer taps over, space for cooker and dishwasher, radiator.

UTILITY

6'10" x 6'5" (2.1m x 2m)

UPVC double glazed window to the front elevation, base unit with work surface and sink, space for washing machine.

SHOWER ROOM

Three-piece suite comprising of WC, wash hand basin, shower cubicle, radiator, extractor.



LANDING

UPVC double glazed window to the front elevation, boiler cupboard housing central heating boiler. access to loft space.

BEDROOM 1

12'3" x 10'1" (3.7m x 3.1m)

UPVC double glazed window to the front elevation, two built in cupboards, radiator.

BEDROOM 2

12'7" x 9'1" (3.8m x 2.8m)

UPVC double glazed window to the rear elevation, built in cupboard, radiator. (maximum measurements)

BEDROOM 3

8'11" x 6'10" (2.7m x 2.1m)

UPVC double glazed window to the front elevation, radiator.

BATHROOM

UPVC double glazed window to the front elevation, three-piece suite comprising of WC, wash hand basin, panelled bath, radiator.

EXTERNALLY

FRONT: Off road parking to the front. lawn and gravel area.

SIDE: Gated access to side, partly covered and leading to rear garden.

REAR: Generous garden space with decked area, laid to lawn, mature borders, standing for shed, summerhouse and greenhouse.



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

Auctioneers Additional Comments

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.

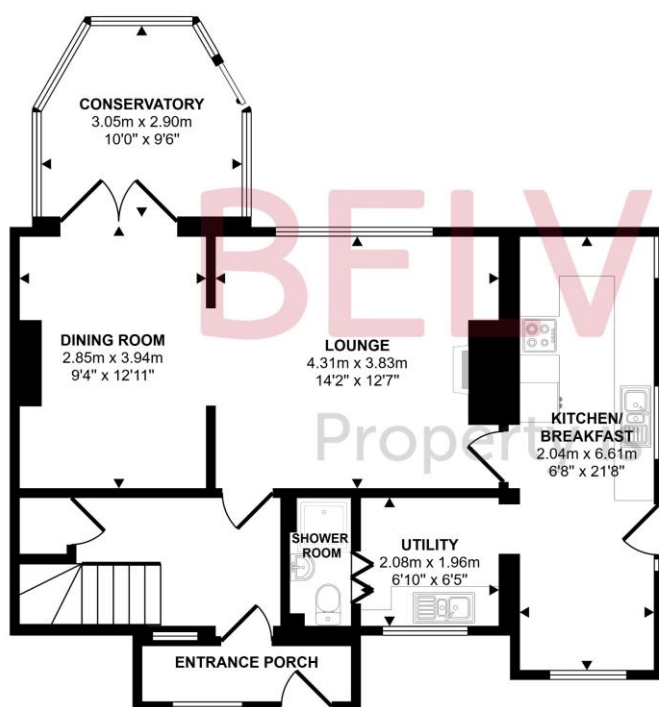
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. 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

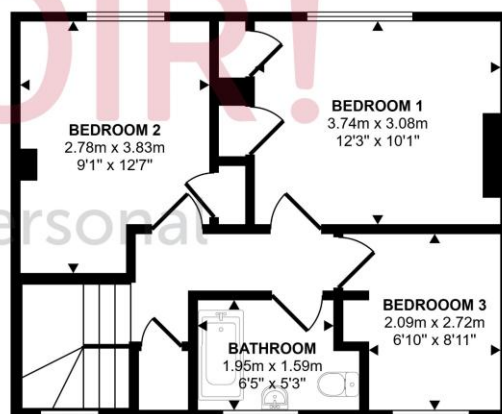
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation 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.

Approx Gross Internal Area
114 sq m / 1226 sq ft

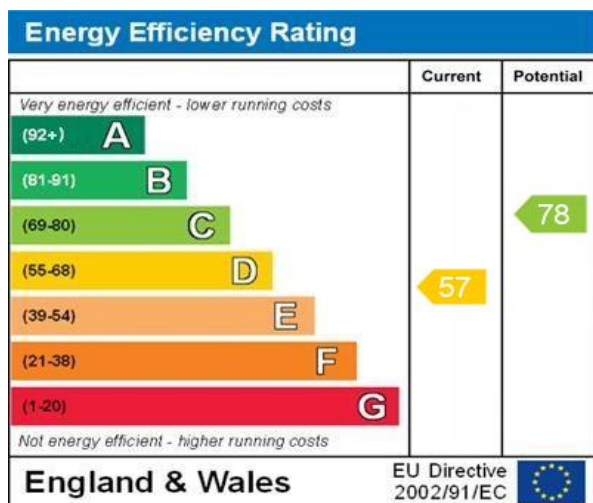


Ground Floor
Approx 71 sq m / 762 sq ft



First Floor
Approx 43 sq m / 464 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



BELVOIR!

Contact us today to arrange a viewing...

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