

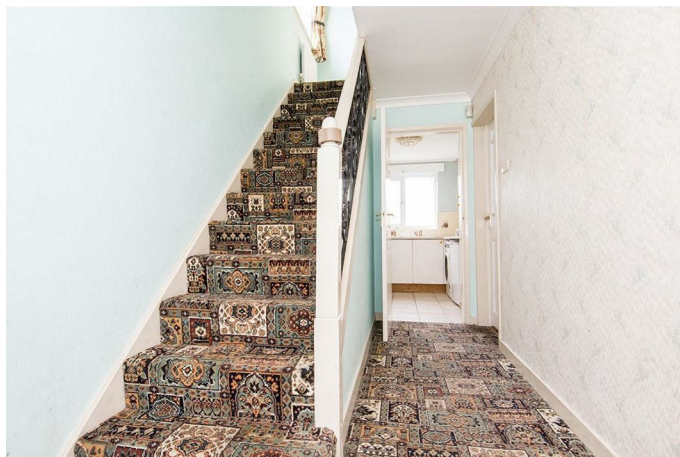
34 South Avenue, Ullesthorpe, LE17 5DG



Auction Guide £250,000

On -line Auction starting soon - Situated in a tranquil cul-de-sac on South Avenue in the charming village of Ullesthorpe, this delightful three-bedroom detached family home presents an excellent opportunity for those looking to make their mark. With a spacious entrance hall leading into a well-appointed kitchen and a generous lounge diner, this property is designed for comfortable family living. On the first floor, you will find two ample double bedrooms alongside a single bedroom, providing plenty of space for family or guests. The layout also includes a separate WC and a bathroom featuring a shower over the bath, ensuring convenience for all. The private south-facing garden is a true highlight, predominantly laid to lawn and adorned with attractive shrub borders. It boasts a lovely paved patio area, perfect for al fresco dining or simply enjoying the sunshine. For the gardening enthusiast, a greenhouse is included, while the garden shed and workshop, equipped with power and light, offer additional versatility. The workshop features a workbench and a window that overlooks the picturesque fields beyond, creating a serene workspace. Further enhancing the appeal of this property is a detached garage and off-road parking, ensuring ample space for vehicles. The garden's backdrop of open fields adds to the sense of peace and privacy, making this home a perfect retreat. This property is not only a wonderful family home but also a canvas for those wishing to improve or extend, subject to planning permissions. With its prime location and potential for personalisation, this home is a rare find in the desirable village of Ullesthorpe.

Hall 6'3" x 15'8" (1.91m x 4.78m)



Enter the property via a UPVC door to where you will find the stairs rising to the first floor accommodation and a radiator.

Kitchen 8'1" x 8'10" (2.46m x 2.69m)



Fitted with basic cabinets with work surfaces over. Composite bowl and a half sink with mixer taps, free standing oven with an electric hob and extractor fan. There is space for a washing machine and fridge. The Worcester Bosch gas central heating boiler is wall mounted. There is a window to the front aspect and a door to the outside. Understairs cupboard storage space. Ceramic floor tiles.

Lounge Diner 25'6" x 12'5" (max) x 10'0" (min) (7.77m x 3.78m (max) x 3.05m' (min))



The spacious lounge has a bay window to the front aspect and a set of patio doors opening into the sunroom. There is a brick fireplace housing a gas fire. Two radiators.

Sunroom 6'0" x 7'11" (1.83m x 2.41m)



The metal framed sunroom has a door that opens into the garden & ceramic floor tiles throughout.

Landing



Bedroom Two 12'0" x 9'11" (3.66m x 3.02m)



Bedroom One 11'0" x 13'8" (3.35m x 4.17m)



A double bedroom with a window to the rear aspect overlooking gorgeous fields. A radiator.

Bedroom Three 9'11" x 7'9" (3.02m x 2.36m)



A double bedroom with a window to the front aspect. Fitted wardrobes and a radiator.

Bedroom One (Photo Two)



A single bedroom with a window to the front aspect. Radiator and over stairs cupboard.

Bathroom 6'0" x 7'9" (1.83m x 2.36m)



Fitted with a pedestal hand wash basin, bath with an electric shower and side screen. Ceramic wall tiles throughout. Laminate flooring and a opaque window to the rear aspect.

Separate W/C 5'6" x 2'6" (1.68m x 0.76m)



Fitted with a low-level W/C. An opaque window to the rear aspect. Half height ceramic wall tiles and laminate flooring.

Bathroom (Photo Two)



Garden



The private south facing garden is mainly laid to lawn with shrub borders. There is a paved patio area and a green house. The garden shed and workshop has power and light connected. A work bench and a window to the rear overlooking the fields.

Garden (Photo Two)



Rear Aspect Photo



Garage



Detached garage with an up and over door Double timber side doors to the garden.

Outside & Parking



A set of wrought iron gates give access to the concrete drive providing parking. A set of double timber gates give access to further parking and access into the rear garden. To the front of the property there is a lawn and a magnolia tree.

Note For Prospective Buyers

Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Auction Details

This property is available via online auction. Cash buyers & mortgage buyers welcome..

Why buy at auction?

- Under 1% fallthrough
- 5 x quicker
- Below market pricing

The lot is to be sold by Conditional online auction with an end date and time of TBC.

An auction buyer's fee of 4.2% (inc of VAT) subject to a minimum fee of £7,200 (inc of VAT) is payable in addition to the purchase price.

The auction will be exclusively available online via the Rocket Auctions website including the legal pack information.

The registration process is extremely simple and free. Please visit the Rocket Auctions website, and click on the

'register' button (or login - if you have already registered). Stage 1) Register your email address, create a password and confirm your account.

Stage 2) View the legal pack and arrange any viewings

Stage 3) If you would like to bid, use the 'dashboard' button and complete your ID check and enter your payment and solicitors details

Stage 4) You are ready to bid - Good Luck!

No deposit monies are required before you bid.

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction.

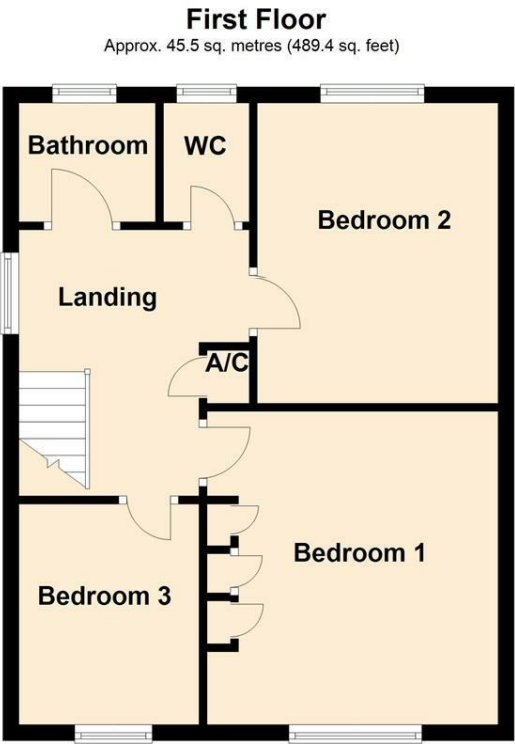
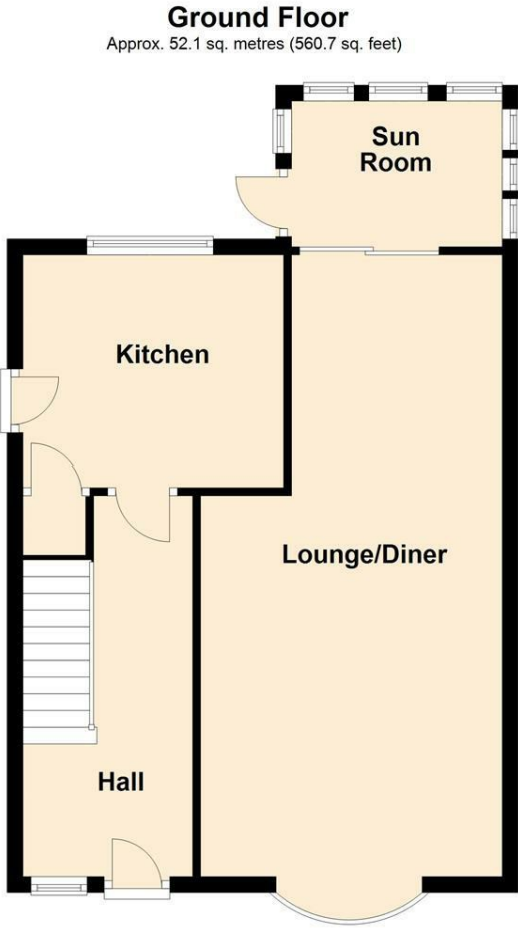
The reserve price is not disclosed and remains confidential between the seller and the auctioneer and is set within 10% of the guide range.

A legal pack and special conditions are available to download to anyone who has registered. It is the purchaser's responsibility to make all necessary legal and financial enquiries prior to placing any bids.

The complete legal pack would need to be inspected before an offer would be considered.

Please get in touch if you have any questions regarding Online auctions or would like to arrange a viewing.

Floor Plan

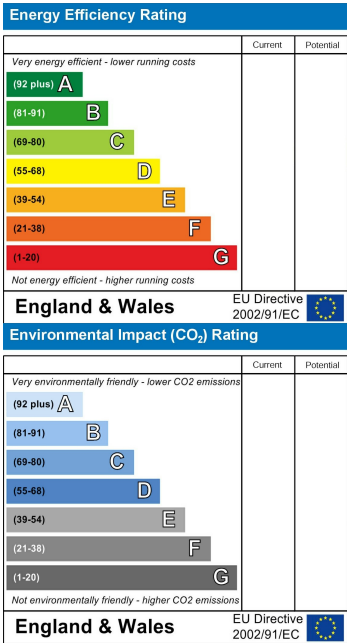


Total area: approx. 97.6 sq. metres (1050.1 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise