



Church Lane, North Carlton



### Guide price £100,000

- Semi-Detached Cottage
- Four Bedrooms
- In Need Of Renovation
- Spacious Plot
- Sold via 'Secure Sale'
- Immediate 'exchange of contracts' available
- Freehold
- EPC rating TBC



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £100,000.

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.

**\*\*\* IN NEED OF FULL RENOVATION \*\*\*** FOUR BEDROOM Semi-Detached House located in the highly sought after village of North Carlton. Boasting a larger than average plot and being sold with NO ONWARD CHAIN.

The accommodation on offer comprises Entrance Porch, Kitchen, Dining Room, Lounge and Office to the ground floor. To the first floor there are Four Bedrooms. Externally the property offers a private driveway with parking for two cars. To the rear of the property there is a large garden with mature trees and outbuildings.

### Porch

7'4" x 7'2" (2.2m x 2.2m)

With a window to the side aspect and to the dining room, entrance door and door leading to the entrance hall.



### Entrance Hall

With a door to the porch.

### Lounge

15'5" x 12'3" (4.7m x 3.7m)

With patio doors leading to the rear garden.

### Dining Room

14'0" x 12'3" (4.3m x 3.7m)

With a window to the front aspect. Fitted with a range of wall and base units with worktops over and Aga cooker.

### Inner Hall

With stairs to the first floor.

### Kitchen

7'7" x 7'5" (2.3m x 2.3m)

With a window to the front aspect. Fitted with a range of wall and base units, integrated oven and sink with drainer unit.

### Shower Room

7'5" x 6'5" (2.3m x 2m)

With two windows to the rear aspect, low level wc, wash hand basin and enclosed shower.

### Bedroom Five / Office

7'11" x 7'4" (2.4m x 2.2m)

With a window to the side aspect.

### Landing

With a window to the rear aspect and stairs to the ground floor.

### Bedroom One

10'0" x 8'9" (3m x 2.7m)

With a window to the front aspect.



### Bedroom Two

9'9" x 6'2" (3m x 1.9m)

With a window to the rear aspect.

### Bedroom Three

9'5" x 7'0" (2.9m x 2.1m)

With a window to the rear aspect and fitted wardrobe.

### Bedroom Four

12'10" x 7'0" (3.9m x 2.1m)

With a window to the front aspect.

### Outside

To the front of the property is a drive providing off-street parking.

To the rear of the property is a lawned garden enclosed by mature shrubs and trees.

### Agents Note

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.

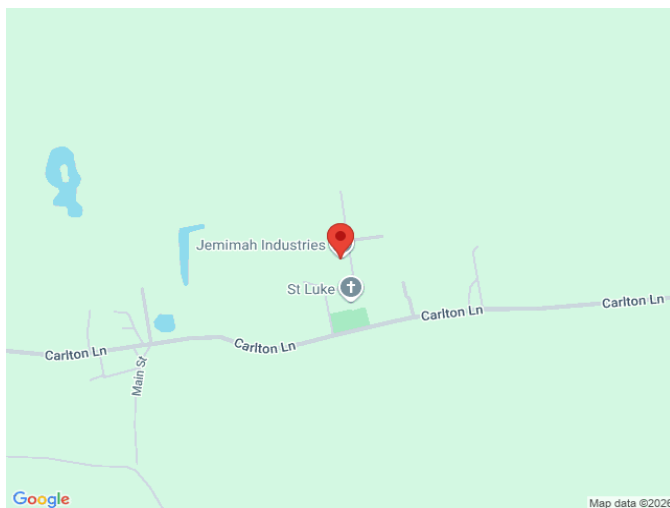
# Floorplan



16,82C COTTAGE CHURCH LANE, NORTH CARLTON, L20 2BB

TOTAL FLOOR AREA: 1203 sq.ft. (110.6 sq.m.) approx.

Information provided by this floor plan is intended as an approximate guide only. It is not intended to be used as a basis for any legal proceedings. The plan is for illustrative purposes only and does not constitute an offer or any other financial product. The services, systems and specifications shown hereon are subject to change and are not intended to be used as a basis for any legal proceedings. The services, systems and specifications shown hereon are subject to change and are not intended to be used as a basis for any legal proceedings.



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