



Willow Tree Farm North Drove, Quadring Spalding PE11 4QT

welcome to

Willow Tree Farm North Drove, Quadring Spalding

Two double bedroom detached bungalow, APPROXIMATELY TWO ACRE PLOT & AVAILABLE WITH NO CHAIN. Lounge, breakfast kitchen & utility. SHOWER ROOM WITH THREE PIECE SUITE. Ample off road parking & RANGE OF OUTBUILDINGS INCLUDING MULTIPLE OPEN FRONTED BARNs & BRICK BUILT WC WITH ADJOINING STORE



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Having loft access. Built-in airing cupboard housing the hot water tank.

Lounge

17' 11" x 11' 11" (5.46m x 3.63m)

Comprising of a brick open fireplace with tiled hearth. Sliding UPVC door to the garden

Kitchen

22' 3" x 11' 11" (6.78m x 3.63m)

Having wall and base units. Single bowl sink. Brick fireplace with log burner. Integrated electric oven, four ring gas hob, extractor.

Utility Room

5' 9" x 4' 11" (1.75m x 1.50m)

Comprising of fitted shelving. Space for a washing machine and fridge freezer.

Bedroom One

13' 9" x 10' 6" (4.19m x 3.20m)

Having Two built-in double wardrobes.

Bedroom Two

13' 9" x 10' 6" (4.19m x 3.20m)

Comprising of two built-in double wardrobes.

Bathroom

8' 4" x 7' (2.54m x 2.13m)

Having a W/C. Pedestal sink. Walk in double shower cubicle with electric shower. Heated towel rail. Built-in cupboards.

Exterior

Front: Having ample off road parking. A range of open fronted Barns. Open fronted brick garage.

Rear: Having approximately two acres. A range of trees and shrubs.

Outbuilding: Brick built store. Outside W/C.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- TWO DOUBLE BEDROOM DETACHED BUNGALOW
NEEDING MODERNISATION
- LOUNGE, KITCHEN DINER & UTILITY ROOM

Tenure: Freehold EPC Rating: E
Council Tax Band: C

guide price

£220 000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SDG113133 - 0007

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