


## 2 bed detached bungalow to buy in PE12

Nene Meadows, Sutton Bridge, Spalding, Lincolnshire, PE12 9TZ

# £125,000 Starting Bid

x 2 x 1 x 1

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- Immediate 'exchange of contracts' available
- 2-bedroom detached bungalow, close to local amenities
- Contemporary fitted kitchen with side porch/utility off.
- EPC Rating D

## Key Information

- Council Tax: Band A
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTC (fibre to the cabinet)
- Mobile signal: Intermittent


### Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

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.

A 2-bedroom detached bungalow, positioned on a corner plot in a popular residential estate that is conveniently situated for access to village amenities.

Internally, off the entrance hall, the bungalow boasts a good-sized kitchen with fitted contemporary gloss units that provide ample storage, and a convenient side porch which could be converted to a utility space if preferred. The double-aspect living/dining room with a feature fireplace is a cosy space in which to relax or for the family to gather. Once the day draws to a close, off the inner lobby, you will find a king-size master bedroom as well as a second double bedroom, serviced by the bathroom.

Externally, there is a wrap-around garden to the front, side and rear of the bungalow. Conifer hedging at the boundary provides privacy, whilst there are openings for vehicular and pedestrian access. The garden is mostly laid to lawn, with some established bushes, shrubs and trees, though there is scope to add more planting should you be green-fingered. A patio area provides a base for siting outdoor furniture. There is the benefit of off-road parking for two vehicles, with further space in the detached garage if desired.

Sutton Bridge has a range of shops and amenities, plus a challenging Golf Course, and a newly constructed Marina on the nearby tidal River Nene. The sea marshes, which fringe the Wash, are just a few miles away, a magnet for bird watchers and energetic dog walkers alike. The busy Market Town of Long Sutton is situated approximately 3 miles away having further amenities, local restaurants and schools etc. There is a regular bus service throughout the day.

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 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.

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.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £125,000

Property Type: Detached Bungalow

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Intermittent

## Entrance Hall

*2.43m x 0.96m (7'11" x 3'1")*

Coved and textured ceiling. Ceiling light pendant. uPVC double-glazed privacy door with a matching side panel to the front. Radiator. Consumer unit. BT point. Wood-effect linoleum flooring.

## Living/Dining Room

*5.46m x 3.58m (17'10" x 11'8")*

Coved and textured ceiling. Ceiling light. Double-aspect room with uPVC double-glazed windows to the front and the side. Electric pebble flame-effect fire set on a marble hearth with a marble surround and a wooden mantle over. Radiator. Double power-point. Single power-point. Carpet flooring.

## Kitchen

*3.34m x 2.44m (10'11" x 8'0")*

Coved and textured ceiling. Ceiling light. uPVC double-glazed window to the side. Fitted range of matching contemporary gloss wall and base units with a worktop over and a tiled splashback. Inset stainless steel sink and drainer with a stainless steel mixer tap. Eye-level 'Beko' oven and grill. 'Beko' ceramic hob with a 'Cooke & Lewis' stainless steel extractor over. Under-counter space and plumbing for a washing machine. Space for a free-standing fridge-freezer. Wall-mounted 'Ideal' gas-fired boiler. Heating/hot water programmer. 2 x double power-points. 2 x single power-points. Linoleum flooring.

## Side Porch

*1.47m x 1.45m (4'9" x 4'9")*

uPVC double-glazed privacy door to the rear. uPVC double-glazed privacy door to the kitchen. uPVC double-glazed window to the rear. uPVC double-glazed window to the side. Tile flooring.

## Inner Lobby

*1.75m x 0.96m (5'8" x 3'1")*

Coved and textured ceiling. Ceiling light pendant. Airing cupboard measuring approximately 0.97m x 0.65m housing a hot water cylinder with shelving. Single power-point. Carpet flooring.

## Bedroom 1

*3.66m x 3.04m (12'0" x 9'11")*

(ma - Coved and textured ceiling. Ceiling light pendant. uPVC double-glazed window to the rear. Radiator. Double power-point. Single power-point. TV point. Carpet flooring.

## Bedroom 2

*2.97m x 2.58m (9'8" x 8'5")*

Coved and textured ceiling. Ceiling light pendant. Loft hatch. uPVC double-glazed window to the rear. Radiator. 2 x single power-points. Carpet flooring.

## Bathroom

*1.96m x 1.63m (6'5" x 5'4")*

Coved and textured ceiling. Ceiling light. uPVC double-glazed privacy window to the side. 3-piece suite comprising of a low-level WC, a pedestal hand basin and a pannelled bath with a mixer tap and a shower head attachment. Fully-tiled walls. Radiator. Linoleum flooring.

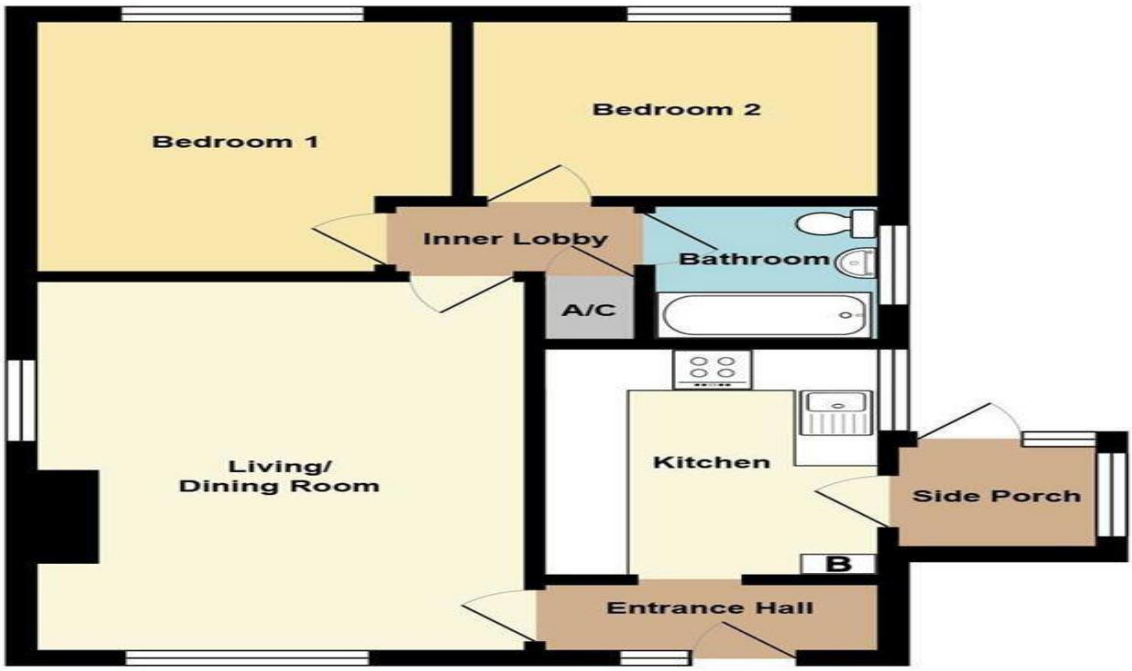
## Outside

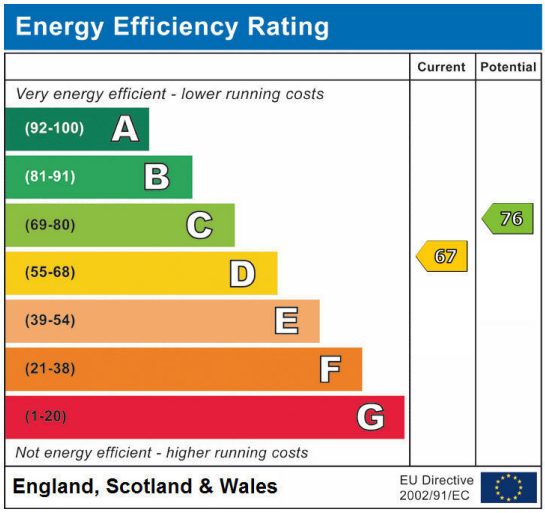
Wrap-around garden to the front, side and rear of the bungalow, with conifer hedging at the boundary with openings for vehicular and pedestrian access. The garden is mostly laid to lawn, with some established bushes, shrubs and trees. A patio area provides a base for siting outdoor furniture. There is the benefit of off-road parking for 2 vehicles, with further space in the detached garage if desired. Outside lights are positioned at the side and rear of the bungalow, with an outside tap at the side too.

## Garage

*5.34m x 2.50m (17'6" x 8'2")*

Side-hinged metal vehicular door. Wooden-framed window. Strip light. Double power-point.




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Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0121 661 8465, midlands@pattinson.co.uk, www.pattinson.co.uk**

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