



## 2 bed detached bungalow to buy in PE20

Drury Lane, Bicker, Boston, Lincolnshire, PE20 3DT

**£95,000** Starting Bid

🏠 x2 🚗 x1 🚗 x1

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ UPVC windows
- ✓ Spacious Front Lawn
- ✓ Conservatory
- ✓ Shared Access to the property with Off Road Parking
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

## Arrange a viewing

Joe Nicholson  
Branch Manager  
Midlands Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

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

A two bedroomed property of non traditional construction located in the rural village of Bicker.

Good access to the A52/A17 leading to Boston, Grantham and Spalding.

EPC Rating: D

Entrance Hall -

Part glazed entrance door

Large store cupboard housing Worcester Bosch gas fired boiler

UPVC door

UPVC windows

Polycarbonate roof

Vinyl flooring

Conservatory -

4.16m x 1.3m

UPVC part glazed entrance door

UPVC windows

Power points

Plant shelving

Vinyl flooring

Kitchen -

3.37m x 3.11m

UPVC window

Free standing electric Creda cooker with extractor fan

Cooker point

Stainless steel single drainer sink unit

Base unit cupboards and drawers with bevelled edge worktop

High level cupboards

Pantry cupboard with consumer unit

Floor to ceiling storage cupboards

Fluorescent lighting

Power points

Vinyl flooring

Radiator

Living Room -

5.83m x 3.1m

UPVC windows

Gas fire with stoned hearth

Power points

Centre light fitting

Store cupboard with shelving and drawers under

Radiator

Smoke alarm

Bedroom 1 -

3.85m x 3.08m

UPVC window

Centre light fitting

Built in wardrobe with hanging rail

Linen cupboard

Power point

Radiator

Bedroom 2 -

3.74m x 3.11m

UPVC window

Centre light fitting

Built in wardrobe with linen cupboard

Power point

Radiator

Bathroom -

2.19m x 2.17m

UPVC window

Panelled bath

Pedestal hand basin

Low level W.C Suite

Shelving

Vinyl Flooring

Garden -

Laid to lawn with well established flower borders and shrubs, low maintenance garden

Gravelled driveway

Septic tank (not on main sewage)

Shed

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £95,000

Property Type: Detached Bungalow

Parking: Driveway & Garage

Roofing type: Slate tiles

Known property issues: Asbestos

Risk of floods and or erosion: No

Flooded in last 5 years: 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: Yes

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Septic Tank

Air conditioning: No

Broadband: None

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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

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