



3 bed detached house to buy in

Watery Lane, Mareham-le-Fen, Boston,
Lincolnshire, PE22 7RP

£270,000 Starting Bid

 x 3  x 2  x 2

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ Detached house
- ✓ Lounge, dining room &
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: E
- ✓ Heating supply: Oil
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

Arrange a viewing

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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 charming detached period home dating back to the 1850s, set in a desirable village location and occupying a generous plot of approximately 0.22 acres (subject to survey).

The property offers well-proportioned and well presented accommodation including a welcoming porch/conservatory, entrance hall, comfortable lounge, separate dining room and a spacious breakfast kitchen ideal for family living. The ground floor also benefits from a conservatory, cloakroom, utility room and a shower room, providing both practicality and flexibility. To the first floor are three bedrooms and a family bathroom.

Externally, the home is surrounded by attractive lawned gardens, while a driveway provides ample off-road parking and hardstanding leading to a double garage.

Additional benefits include oil-fired central heating and double glazing.

This delightful period property combines character, space and a sought-after village setting, offering an excellent opportunity for those seeking a home with charm and potential.

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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 nonrefundable reservation fee of up to 6% inc VAT (subject to a minimum of £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: C

Tenure: Freehold

Price: Starting Bid £270,000

Property Type: Detached House

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Slate 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: Oil

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

ACCOMMODATION

Glazed uPVC front entrance door through to the:

PORCH/CONSERVATORY

Of sealed unit double glazed uPVC construction with small pane glazed door to the:

ENTRANCE HALL

Having radiator, laminate flooring, built-in cupboard and staircase rising to first floor.

LOUNGE

3.80m x 4.54m (12'5" x 14'10")

Having french doors with side screens to front elevation, coved ceiling with moulded ceiling rose, radiator, laminate flooring and fireplace with tiled hearth, inset wood burner and wooden surround.

DINING ROOM

3.82m x 4.47m (12'6" x 14'7")

Having window to front elevation and radiator.

DINING KITCHEN

4.87m x 5.63m (15'11" x 18'5")

(L shaped) Having windows to side & rear elevations, window to side elevation overlooking the conservatory, coved ceiling with inset ceiling spotlights, radiator and tile effect vinyl flooring. Fitted with a range of units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards, drawers & space for dishwasher under. Work surface return with inset induction hob, drawers under, stainless steel cooker hood over. Unit to side housing integrated electric oven with drawers under. Range of tall units to one wall. Part glazed door to the:

CONSERVATORY

3.86m x 4.02m (12'7" x 13'2")

Of sealed unit double glazed uPVC frame construction with polycarbonate roof. Having french doors to garden and tiled floor.

UTILITY

2.26m x 2.88m (7'4" x 9'5")

Having windows to side & rear elevations, part glazed door to side elevation, tile effect vinyl flooring, work surface with inset 1 1/4 bowl ceramic sink with drainer & mixer tap, cupboards, space for fridge, space & plumbing for automatic washing machine under, cupboards & shelving over. Further work surface with cupboards under, cupboards over.

CLOAKROOM

Having window to side elevation, close coupled WC and hand basin.

SHOWER ROOM

1.72m x 2.19m (5'7" x 7'2")

Having window to side elevation, radiator, vinyl flooring, fully tiled shower enclosure with shower fitting and pedestal hand basin with tiled splashback.

FIRST FLOOR LANDING

Having window to rear elevation, radiator, steps down to a study area with window to side elevation, wall light point and two built-in cupboards.

BEDROOM ONE

3.80m x 4.44m (12'5" x 14'6")

Having window to front elevation, radiator, ceiling fan/light fitting and range of built-in wardrobes with drawers.

BEDROOM TWO

3.18m x 4.43m (10'5" x 14'6")

Having window to front elevation, radiator and built-in wardrobes.

BEDROOM THREE

2.27m x 2.77m (7'5" x 9'1")

Having window to front elevation, radiator and built-in cupboard.

BATHROOM

3.06m x 3.17m (10'0" x 10'4")

Having window to side elevation, radiator, built-in cupboards, tiled splashbacks, panelled spa bath, close coupled WC and pedestal hand basin.

EXTERIOR

The property sits sideways on the plot and has a lawned front garden with established shrubs & trees including a large willow tree, monkey puzzle tree and a variety of fruit trees including apple, pear, plum and cherry. There is also a paved patio, decked seating area with summerhouse and an informal pond enclosed by picket fencing. The lawn extends to the right hand side of the property and to the other side there is a greenhouse, paved & concreted area adjacent to the conservatory

DOUBLE GARAGE

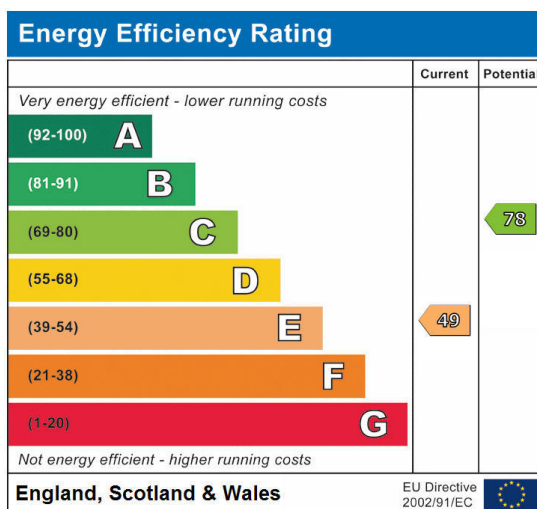
Of timber construction and having two sets of double doors to the front.

THE PLOT

The property occupies a plot of approximately 0.22 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.



Total area: approx. 156.6 sq. metres (1685.3 sq. feet)



Watery Lane, Mareham-le-Fen, Boston, Lincolnshire, PE22 7RP

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

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