

2 bed bungalow to buy in LN4

Delph Road, Branston Booths, Lincoln, Lincolnshire, LN4 1JF

£135,000 Starting Bid

x 2 x 1 x 1

Tenure

Freehold

Driveway parking

Property features

- Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- Immediate 'exchange of contracts' available
- Village Location
- Detached
- EPC Rating E

Key Information

- Council Tax: Band B
- EPC Rating: E
- Heating supply: No Heating
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: None
- Mobile signal: Good

Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

Description

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

This charming two bedroom detached bungalow is a fantastic opportunity for buyers seeking a peaceful village lifestyle with plenty of potential. Being sold via 'Secure Sale' and with no onward chain, the property offers a hassle-free move and the chance to put your own stamp on a lovely home. Inside, you'll find two well-proportioned bedrooms, a spacious living area and a practical layout that's ready to enjoy as is or could be reimagined to suit your needs (subject to planning). The bungalow sits on an impressive approximate 0.5 acre plot (STS), which presents a brilliant development opportunity for those looking to extend or redesign. Ample off road parking means there's plenty of space for vehicles, making this property ideal for couples, small families or anyone wanting single-storey living in a desirable village location. Whether you're looking to settle into a welcoming community or searching for your next project, this property is bursting with potential and ready for its new owners to make it their own.

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.

Auctioneers Additional Comments

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.

Auctioneers Additional Comments

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 nonrefundable 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.

Agent Notes

The property has previously been subject to a survey which identified differential movement. Please also note that the boiler is currently not operational.

Interested parties are advised to satisfy themselves as to the condition of the property and undertake their own independent surveys and any necessary specialist investigations before proceeding. Buyers should not rely solely on the information provided within these particulars.

Garden

Externally, the property sits on a larger-than-average plot with a driveway for a number of vehicles. The area of the garden is laid to lawn, with planting areas and a fruit patch: multiple apple trees, pear trees, plum trees and damson trees. There are also three outbuildings used for storage.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £135,000

Property Type: Bungalow

Parking: Driveway

Construction materials: Brick and block, Timber frame

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: No Heating

Electric: National Grid

Water: Direct mains water

Air conditioning: No

Broadband: None

Mobile signal coverage: Good

Entrance Hall

Giving access to the majority of rooms within the property

Living/Dining Room

4.94m x 6.52m (16'2" x 21'4")

Double glazed window to the front aspect as well as UPVC doors leading to the garden, a feature fireplace, and two radiators

Kitchen

3.17m x 5.09m (10'4" x 16'8")

Double glazed window to the side aspect, a range of wall and base units with worktops, tiled splashback, freestanding oven and hob with extractor fan, space and plumbing for a washing machine, space for an under-counter fridge or freezer, space for additional fridge freezer and sink with mixer tap

Conservatory

3.30m x 3.54m (10'9" x 11'7")

Double glazed windows to all aspects, as well as UPVC doors leading to the rear garden, and a radiator

Master Bedroom

3.32m x 3.19m (10'10" x 10'5")

Double glazed window to the front aspect, and a radiator

Bedroom Two

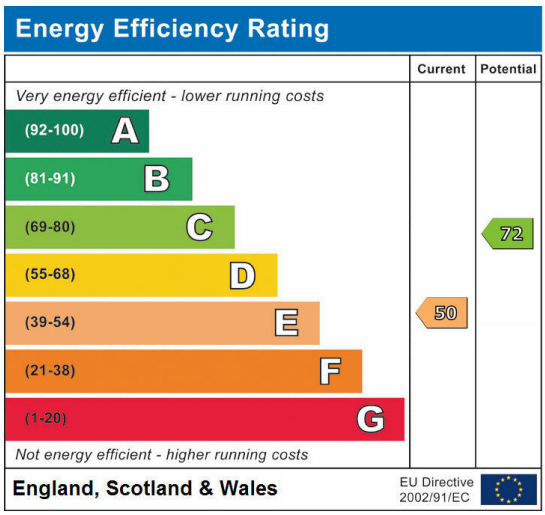
3.20m x 2.96m (10'5" x 9'8")

Double glazed window to the rear aspect and a radiator

Shower Room

2.26m x 2.07m (7'4" x 6'9")

Double glazed frosted glass window to the rear aspect, a three-piece shower suite comprising a walking shower cubicle with tiled splashback, hand wash basin, WC, and a radiator



Delph Road, Branston Booths, Lincoln, Lincolnshire, LN4 1JF

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

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