



Thorpe Lane, South Hykeham,
Lincoln, Lincolnshire, LN6

Guide Price: £225,000

Tenure: Freehold



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Council Tax Band: B
EPC Rating: TBC
Local Authority: North Kesteven District Council,
Sleaford

Other important information which you will need to know about this property can be found at your-move.co.uk

****FOR SALE VIA THE MODERN METHOD OF AUCTION - TERMS AND CONDITIONS APPLY**** A MUST VIEW DOUBLE BAY FRONTED DETACHED BUNGALOW IN A HIGHLY SOUGHT AFTER LOCATION!! A gorgeously positioned bungalow which benefits further from an EXPANSIVE PLOT, wealth of space throughout and bags of external potential!! A MUST VIEW - BOOK TO VIEW NOW!! EPC Grade D

Auction Terms

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Porch

Hosting tiled flooring and a uPVC door to the rear aspect.

WC

With a low level WC, radiator and tiled flooring.

Kitchen

Spacious kitchen hosting a range of wall and base units with contrasting work surfaces, radiator, wall mounted central heating boiler, space and plumbing for a dishwasher, free standing gas range cooker, sink and drainer unit, extractor hood, two double glazed windows to the side aspects and a double glazed window to the rear aspect.

Diner/Sitting Room

Hosting two double glazed windows to the side aspect, two radiators, carpet flooring and an archway to the kitchen.

Inner Hall

With carpet flooring, loft access, radiator and access to;

Lounge

Beautifully sized bay fronted lounge comprising a double glazed bay window to the front aspect, carpet flooring, radiator, uPVC door to the side aspect, television aerial point and a gas fire with a feature surround.

Bedroom 1

Double bedroom hosting a radiator, carpet flooring, double glazed window to the rear aspect and the bonus of a walk in shower unit with an extractor fan.

Bedroom 2

Double bedroom with a double glazed bay window to the front aspect, radiator and carpet flooring.

Bathroom

Comprising a corner bath unit with mixer taps, low level WC, vanity unit wash hand basin, low

level WC, fully tiled walls, radiator and a double glazed window to the side aspect.

Garage

Single detached garage with a manual up and over garage door and internal power and lighting.

Gardens

The property sits on an expansive plot offering bags of potential to extend/enhance this bungalow beautifully (subject to planning). The front aspect offers an extensive amount of off street parking with the concrete laid driveway which stretches from road side, down the side of the property to the single garage. The front aspect offers further space with the lawn area. The expansive rear garden is laid to a combination of concrete laid patio and lawn with a variety of plants and shrubs. A fantastic space which is ready for the next owners to transform.

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Tax Band B

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.

