



Lyndhurst Main Road Saltfleetby Louth LN11 7SN

Guide Price

Council Tax Band C

JOHN TAYLORS
EST. 1859

Set on a generous plot of approximately 0.13 acres, this detached bungalow offers a rare opportunity to create a charming home in a peaceful rural setting. The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type on Thursday 31st July at 9am The property is of pre-fabricated construction with a brick skin and later extensions and enjoys uninterrupted views of open countryside to the front and rear offering a tranquil backdrop for every day living. While the bungalow is in need of modernisation throughout, it presents excellent scope for improvement or redevelopment, subject to necessary consents. EPC rating G.

Rooms

Entrance Hall

With uPVC double glazed front door, radiator, access to roof space and built-in airing cupboard housing hot water cylinder.

Lounge

With stone fireplace, uPVC double glazed windows and radiator.

15'1" x 10'4" (4.62m x 3.18m)

Kitchen

With stone fireplace, uPVC double glazed windows and radiator.

15'1" x 10'4" (4.62m x 3.18m)

Utility Room

With uPVC double glazed back door, uPVC double glazed window and sliding patio door, space for washing machine, oil fired central heating boiler.

8'8" x 11'2" (2.7m x 3.43m)



Bedroom 1

With radiator and uPVC double glazed window. 3.18 m deep times

3.65 m wide

11'9" x 10'4" (3.65m x 3.18m)

Bathroom

With panel bath, wash basin, electric shower radiator and uPVC double glazed window.

5'2" x 7'6" (1.61m x 2.34m)

Toilet

With uPVC double window glazed window.

Bedroom 2

With radiator and window.

11'8" x 9'8" (3.61m x 3m)

Bedroom 3

With radiator, uPVC double glazed window and built-in storage cupboard.

13'8" x 7'4" (4.23m x 2.27m)

Outside

To the front of the property there is a garden area and a concrete and tarmac driveway . The spacious rear garden has views of open countryside and includes a concrete sectional garage.

Services

The property is understood to have mains water and electricity. Non-main drainage. Oil fired central heating.

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 7 Mbps and an upload speed of 0.8 Mbps. Superfast broadband is also available with a download speed 80 Mbps and an upload speed of 20 Mbps. Openreach is the available network.

Mobile

We understand from the Ofcom website there is limited mobile coverage from EE and Three.

Tenure

The property is understood to be freehold.



Council Tax Band

According to the government online portal, the property is currently in Council Tax Band C.

Please Note

Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey. The seller has commissioned an asbestos survey and the results indicate a low percentage of white asbestos within some of the internal walls. Please contact the office for further details.

Viewing Arrangements

Viewing strictly by appointment only through our Louth office. Louth office open from Monday to Friday 9 am to 5 pm and Saturday to 9 am to 1 pm.

Auction details

The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type on Thursday 31st July at 9am Binding contracts of sale will be exchanged at the point of sale. All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and fees

The following deposits and non- refundable auctioneers fees apply: • 5% deposit (subject to a minimum of £5,000) • Buyers Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT). The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property. There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.



Additional Information

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page. This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

Guide Price and Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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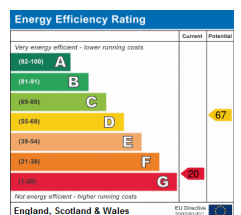
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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.