



Fairacre Willingham Road East Barkwith Market Rasen LN8 5RP

Guide Price £150,000

Council Tax Band D

JOHN TAYLORS
EST. 1859

To be sold at the live auction on 29th June from 10am by SDL Auctions. A spacious detached residence which requires modernisation and restoration and has been subject to extensive water damage from leaking plumbing. The property offers flexible rooms and stands in a large plot with open countryside beyond the rear garden. Council Tax Band D. EPC rating tbc.

Rooms

Entrance Hall

With fitted cloaks cupboard, uPVC double glazed front door and side window, radiators and staircase to 1st floor

Lounge Diner

With open fireplace, radiators, 3 uPVC double glazed windows, cornice to ceiling and window light.
23'2" x 12'1" (7.1m x 3.7m)

WC

Wash basin, toilet, radiator and uPVC double glazed window.

Walk In Pantry

With uPVC double glazed window.

Bedroom 3

With radiator and uPVC double glazed window.
12'9" x 12' (3.94m x 3.68m)

Kitchen

With fitted wall and base cupboards, stainless steel double sink, space for washing machine, uPVC double glazed window and oil fired central heating boiler and timer control.
9'9" x 9'1" (3.04m x 2.8m)

Breakfast Room

With uPVC double glazed patio door, radiator, uPVC double glazed window with view of rear garden.
11' x 11' (3.37m x 3.36m)

Rear Entrance Porch

With uPVC double glazed entrance door and side windows, pedestrian access to garage.

Stairs to first floor landing

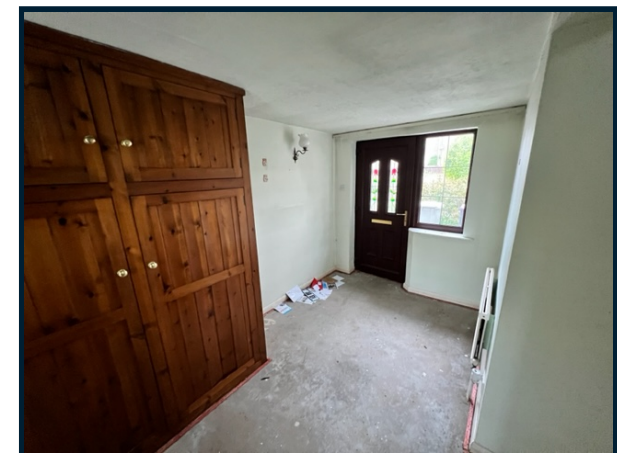
With access to roof space.

Bedroom 1

With radiator and uPVC double glazed window having views looking out across the rear garden.
12'4" x 12' (3.8m x 3.68m)

Bedroom 2

This room is currently not safe to access due to water damage and comprises of built-in airing cupboard, radiator and uPVC double glazed window.



Bathroom

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

6'1" x 5'8" (1.87m x 1.77m)

Front Garden

With lawn and flower and shrub borders, concrete driveway leading to :

Single Garage

With up and over garage door, electric fuse box and meter, uPVC double glazed window, power and lighting.

16'7" x 8'5" (5.12m x 2.61m)

Rear Garden

The large rear garden contains numerous mature and semi mature trees, shrubs and lawn.

Services

The property is believed to have mains water and electricity. Oil fired central heating.

Council Tax Band

According to the governments' online portal, the property is currently in Council Tax Band D.

Tenure

The property is understood to be freehold.

Viewing Arrangements

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

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.

Auction Terms

Auction Details The sale of this property will take place on the stated date by way of Auction Event on the 29th June 10am and is being sold as Unconditional with Variable Fee (England and Wales). 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.

Fees

Auction Deposit and Fees The following deposits and non-refundable auctioneer's fees apply: • 5% deposit (subject to a minimum of £5,000) • Buyers Fee of 4.8% of the purchase price for properties sold for up to £250,000, or 3.6% of the purchase price for properties sold for over £250,000 (in all cases, subject to a minimum of £6,000 inc. VAT). For worked examples please refer to the Auction Conduct Guide.

Buyer fee

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.





FLOORPLAN

John Taylors

14-16 Cornmarket Louth LN11 9PY

Call: 01507 603648

Web: johntaylors.com

Email: enquiries@johntaylors.com

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.

