



Harlaxton Road Grantham NG31

**Guide Price £185,000**

Freehold - EPC Rating D - Council Tax Rating D



# Secure My Sale Estate Agents Grantham offer this Detached Family Home for sale close to local amenities and mainline train station into London Kings Cross.

- For Sale Via Modern Auction
- Detached Family Home
- Good Size Plot
- Three Bedrooms
- Two Reception Rooms
- No Onward Chain
- Freehold

**Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £185,000**

For Sale by Auction, we offer an extremely rare opportunity to acquire a detached 1960's built home in near original condition offering huge scope and potential to extend (STPP) and improve on a generous plot in a sought-after residential location close to local amenities and mainline train station into London Kings Cross. The family home offer accommodation of Entrance Hall with access to the Cloakroom, Kitchen, and Living Room. The Living Room has window to the front aspect, feature fireplace and door leading to the Dining Room. The Kitchen has a range of fitted cupboards and work surfaces and pantry. To the rear of the Kitchen is a Garden Room with plumbing and access to the rear gardens of the home.

Upstairs from the landing there are three Bedrooms, which comprise of two Doubles and a good sized single, that are served by a family bathroom completes that completes the first floor.

Outside the property has a private driveway and single garage, there is pedestrian access to the side which leads to the generous rear, side, and front garden, mainly laid to lawn with established trees, shrubs, and borders. The property is available with no onward chain and must be viewed to fully appreciate the potential available with viewings strictly by appointment only.

**Entrance Hall 13' 6" x 6' 0" - Cloakroom - Living Room 15' 3" x 11' 6" - Dining Room 10' 4" x 8' 7" - Kitchen 11' 10" x 8' 10" Garden Room 10' 1" x 9' 3" Landing - Bedroom One 13' 7" x 10' 2" - Bedroom Two 12' 0" x 10' 3" - Bedroom Three 8' 8" x 7' 6" - Bathroom 8' 7" x 7' 6" - Garage**

## **Auctioneers Additional Comments**

Pattinson Auction are working in Partnership with Secure My Sale Estate Agents 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. 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.

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 non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 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 Secure My Sale 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.





FLOOR 1



FLOOR 2

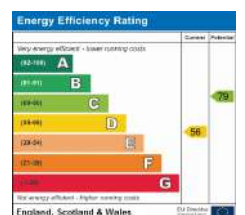
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