



LOOK what's coming onto the market soon...

contact us now for more details and to register your interest

A graphic with a blue background. At the top, a yellow speech bubble contains the text 'LOOK what's coming onto the market soon...'. Below this, a row of blue house silhouettes is shown, with a 'for sale' sign on one and a large white question mark on another. At the bottom, white text reads 'contact us now for more details and to register your interest'.

Knight Street, Pinchbeck Spalding PE11 3RB

welcome to

Knight Street, Pinchbeck Spalding

Four/five bedroom detached property, NEEDING RENOVATION & COSMETIC UPDATING THROUGHOUT. Three reception rooms, kitchen & FORMER BAKERY WITH ORIGINAL OVENS. Annexe area with bedroom, TWO RECEPTION rooms & WC. Upstairs family bathroom & EN-SUITE TO MASTER. Enclosed low maintenance garden



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Having stairs to the first floor. Tiled flooring.

Study

17' 8" x 6' 10" (5.38m x 2.08m)
Comprising of tiled flooring.

Lounge

12' 11" x 12' (3.94m x 3.66m)
Having solid wood flooring. Feature fireplace with a open fire.

Dining Room

12' x 12' 1" (3.66m x 3.68m)

Comprising of tiled flooring. Bay window to the front. Fitted fireplace.

Kitchen

13' 4" x 16' 6" (4.06m x 5.03m)
Having wall and base units. One and a half bowl ceramic sink. Tiled flooring. Integrated double electric range. Space for a washing machine, tumble dryer and dishwasher.

Utility Room

5' 9" x 5' 7" (1.75m x 1.70m)
Having space for a fridge freezer. Tiled flooring.

Bedroom One

12' 1" x 11' 8" (3.68m x 3.56m)

Ensuite

5' 10" x 6' 1" (1.78m x 1.85m)
Comprising of a W/C. Pedestal sink. Shower cubicle with electric shower.

Bedroom Two

12' 1" x 12' (3.68m x 3.66m)

Bedroom Three

11' 11" x 12' (3.63m x 3.66m)
Having the original fitted fireplace.

Bedroom Four

12' 1" x 11' 9" (3.68m x 3.58m)
Comprising of a built-in cupboard with the wall mounted gas boiler.

Bathroom

8' 6" x 6' 1" (2.59m x 1.85m)
Having a W/C. Pedestal sink. Bath with shower over. Built-in airing cupboard.

Annexe Area

Consisting of;

Reception One

19' 1" x 9' 8" (5.82m x 2.95m)

Reception Two

15' 6" x 6' 10" (4.72m x 2.08m)

Bedroom

11' x 11' 6" (3.35m x 3.51m)
Having a bay window to the front.

W/C

6' 3" x 6' 4" (1.91m x 1.93m)
Having a W/C. Sink. Extractor. There is potential to convert into a shower room.

Store

8' 7" x 5' 11" (2.62m x 1.80m)
Tiled flooring.

Former Bakery

26' 3" x 11' 8" (8.00m x 3.56m)
Comprising of the original fitted baker ovens. Tiled flooring. Door leading to the garden. Study.

Exterior

Rear: Being enclosed by fencing. Low maintenance concrete area. Raised patio area. Industrial freezer with conjunction with the bakery.



view this property online williamhbrown.co.uk/Property/SDG113478



welcome to

Knight Street, Pinchbeck Spalding

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- FOUR/FIVE BEDROOM DETACHED PROPERTY WITH ANNEXE/COMMERCIAL POTENTIAL
- THREE RECEPTION ROOMS, KITCHEN, UTILITY & FORMER BAKERY WITH ORIGINAL OVENS

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: E

guide price

£235,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SDG113478



Property Ref:
SDG113478 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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