



Wilsford Lane, Ancaster, Grantham NG32 3PS

welcome to

Wilsford Lane, Ancaster, Grantham

ARE YOU LOOKING FOR A PROJECT? . . . then look no further. This is a great size family home with good size gardens in need of full modernisation, and with value to add. Great Village Location - Call us to view on 01476 566363



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

Front door leading in to the entrance hall with stairs to the first floor, and doors leading to the dining room and the lounge.

Lounge

16' 11" x 10' (5.16m x 3.05m)

This dual aspect lounge has windows to both the front and the rear, with a tiled fireplace and carpeted flooring.

Dining Room

10' 6" x 9' 8" (3.20m x 2.95m)

With windows to the front and the side aspect, tiled fireplace and carpet flooring.

Downstairs Cloakroom

Cloakroom with toilet and vinyl flooring.

Kitchen

14' 2" x 5' 10" (4.32m x 1.78m)

With stainless steel sink and drainer, cream cupboards, worktop, vinyl flooring, storage heater, window to the rear, back door to side porch.

First Floor Landing

Spacious landing with a window to the rear, carpet, storage heater.

Bedroom One

14' 1" x 8' 11" (4.29m x 2.72m)

With two windows to the front aspect and carpeted flooring.

Bedroom Two

11' 10" x 10' 11" (3.61m x 3.33m)

With a window to the front, carpet, built in cupboard housing the water tank.

Bedroom Three

8' 8" x 8' (2.64m x 2.44m)

With a window to the rear aspect and carpeted flooring.

Family Bathroom

8' x 4' 9" (2.44m x 1.45m)

This upstairs bathroom has a bath with shower over, wash hand basin, part tiling to the walls, vinyl flooring, window to the rear aspect.

External Description

There is a large lawned frontage with picket fencing to one side and a path to the front door. To the front of the property there is a gravelled shared driveway leading to a garage of wood design with double doors to the front.

There is a side porch giving access through to the rear garden and outhouse, the rear garden is a large garden mainly laid to lawn with a fence to both sides.

Agents Note:

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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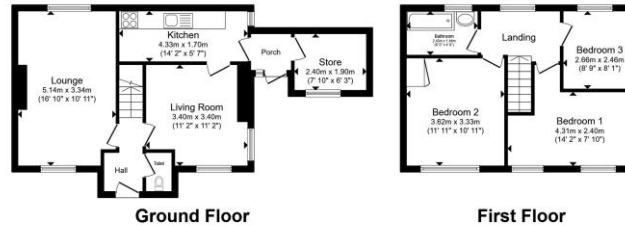
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- PROJECT! PROJECT! PROJECT!
- LOOKING FOR A PROPERTY TO DO UP AND ADD VALUE

Tenure: Freehold EPC Rating: E

Council Tax Band: A

guide price

£100,000



Total floor area 87.0 m² (936 sq.ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Please note the marker reflects the
postcode not the actual property

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Property Ref:
GST114498 - 0004

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