



The Conifers Firsby Road, Great Steeping SPILSBY PE23 5PT

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The Conifers Firsby Road, Great Steeping SPILSBY

Two bedroom detached bungalow in sought-after Great Steeping, offering spacious accommodation, conservatory, garage, generous driveway and enclosed garden. Offered with no onward chain.

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

A welcoming entrance providing access to the main accommodation, with a loft hatch and two useful fitted airing cupboards. Doors lead through to the various rooms.

Kitchen

11' 6" x 9' 4" (3.51m x 2.84m)

Fitted with a range of cream base and wall units complemented by black worktops, with a black sink positioned beneath a window overlooking the rear aspect. Wood-effect flooring runs throughout. There is plumbing for both a washing machine and dishwasher, space for a fridge freezer and an integrated oven and hob. Further benefits include a radiator and an additional door providing access to the conservatory.

Lounge

22' 4" x 11' 9" (6.81m x 3.58m)

A substantial reception room offering plenty of space for a variety of furniture arrangements. Two windows overlook the side aspect, while French doors open directly into the conservatory. The room is further enhanced by a fitted log burner, creating an attractive focal point.

Conservatory

13' 8" x 9' 3" (4.17m x 2.82m)

A bright and versatile addition to the property, featuring grey wood-effect flooring and windows overlooking three aspects. French doors open directly onto the rear garden. An ideal space for use as a dining area, sun room or additional sitting room.

Bedroom One

12' x 9' 7" (3.66m x 2.92m)

A well-proportioned double bedroom featuring a bay window overlooking the front aspect and a radiator. Measurements exclude the bay window.

Bedroom Two

11' 3" x 9' 7" (3.43m x 2.92m)

A further generous double bedroom, again benefiting from a front-facing bay window and radiator. Measurements exclude the bay window.





Shower Room

A modernised walk-in shower room fitted with a contemporary suite including a walk-in shower, integrated hand basin and complementary fitted storage unit. Grey tiled-effect flooring and a side-facing window complete the room.

Separate WC

A useful additional WC fitted with a hand basin and a window overlooking the front aspect.

Front External

The front garden is predominantly laid to lawn and enclosed by a hedge, providing a good degree of privacy. A substantial driveway provides ample off-road parking for multiple vehicles.

Rear External

An enclosed rear garden, predominantly laid to lawn, with a separate courtyard area providing an excellent space for outdoor seating and entertaining.

Garage

18' 5" x 10' (5.61m x 3.05m)

The garage is fitted with an electric up-and-over door and benefits from an additional side door providing convenient access directly into the rear garden.

Agents Note

Located within the sought-after village of Great Steeping, this attractive detached bungalow offers generous accommodation, excellent outside space and a convenient garage and driveway. Offered for sale with no onward chain, this is an opportunity not to be missed. Early viewing is highly recommended.

Solicitor Services

Need help with the legal side of your move? Our experienced in-house solicitors are on hand to assist with both the sale and purchase of your

property, helping to make the process as straightforward as possible. Ask our team about our No Sale, No Fee service and find out how we can support you throughout your move.

Mortgage & Financial Services

Looking to understand your mortgage options or the cost of moving?

Speak to our experienced mortgage adviser, with 15 years' industry experience, who can provide guidance tailored to your individual circumstances. Whether you're a first-time buyer, home mover, investor or looking to sell, our adviser can assist with mortgage services and a comprehensive Cost to Move analysis, helping you understand the financial implications of your move from the outset.



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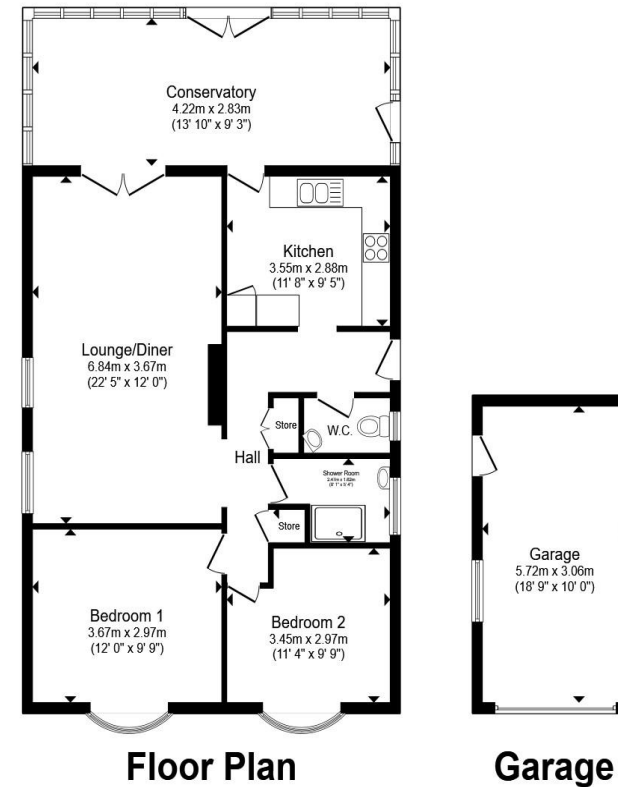
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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bedroom Detached Bungalow
- Sought After Village Location

Tenure: Freehold EPC Rating: D
Council Tax Band: C

guide price

£200,000



Total floor area 117.8 m² (1,268 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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Property Ref:
SKG110540 - 0002

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