



Elmdene, Crackholt Lane
Old Leake, Boston, Lincolnshire, PE22 9LR

Guide Price
£170,000

2 Bedroom Detached Bungalow

- Freehold
- Modern Method of Auction - T & Cs Apply
- Reservation Fee Payable
- Subject to an A.O.C
- Ample Off Road Parking
- Two Double Bedrooms
- Garage and Driveway
- 0.85 Acre Plot (sts)
- Lounge, Dining Room and Kitchen
- EPC Rating - E, Council Tax Band - B



Overview

For Sale by the Modern Method of Auction - T & Cs apply.

A detached bungalow located within a rural position and occupying a generous plot of approximately 0.85 Acres (sts), the property offered with no onward chain and is also subject to an Agricultural Occupation Clause (A.O.C). For more information please contact the office on 01205 359111.

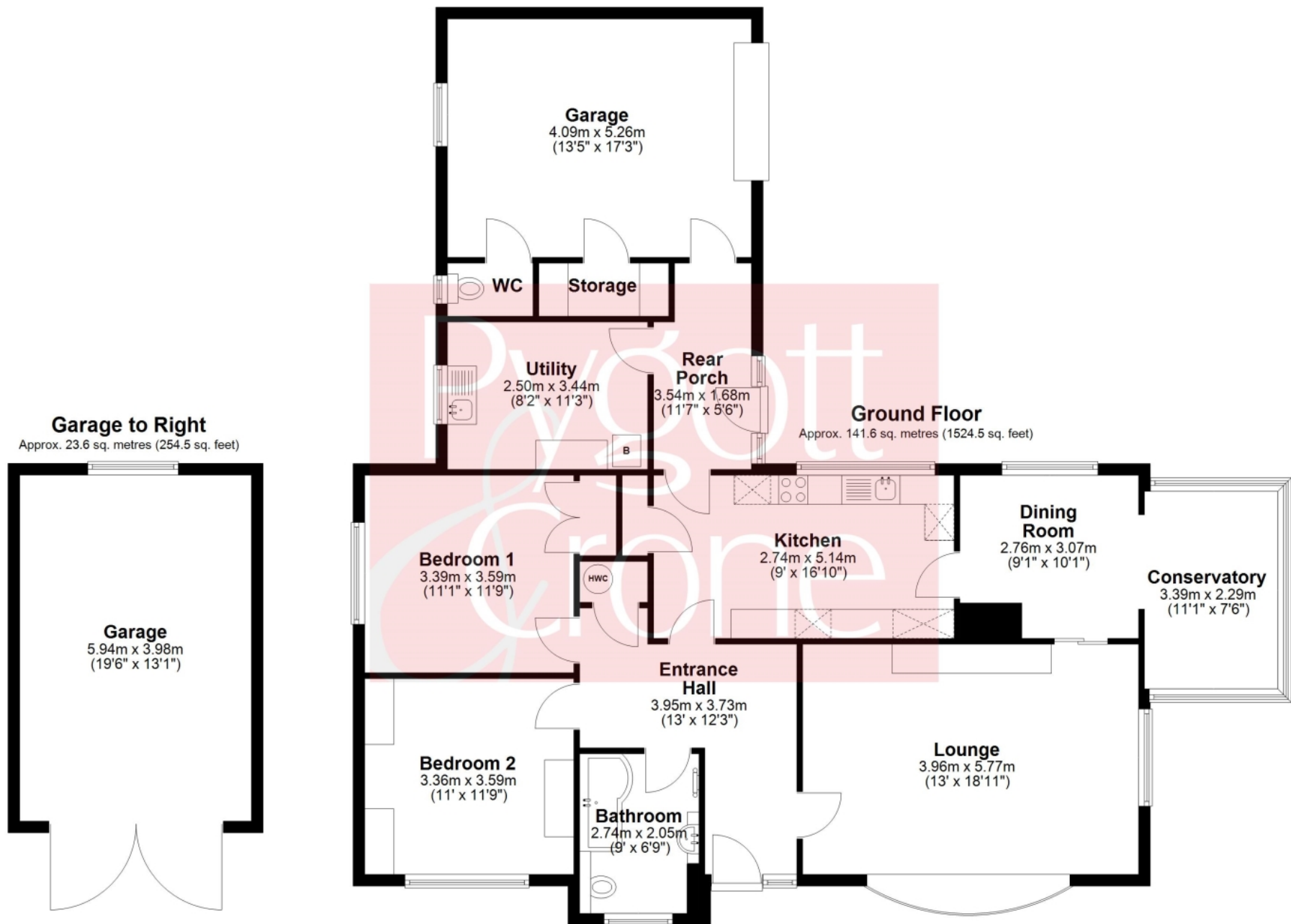
Elmdene is a brilliant bungalow which offers ample space outside, good sized rooms and large driveway and garage, a viewing is highly advised.

Internally the accommodation briefly comprises, entrance hall, lounge, dining room, conservatory, fitted kitchen, two bedrooms, family bathroom, rear porch with utility off and integral access to the garage.

Externally the is set back from the road and a large driveway leads to the property providing ample off road parking and access to the garage. There are also front and rear gardens and established trees and bushes. The remainder of the land is to the rear of the property.







Floor plan created by Matte Black Media.
Plan produced using PlanUp.



BUYING CONDITIONS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Entrance Hall 3.95 x 3.73m



Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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Your home may be repossessed if you do not keep up repayments on your mortgage.

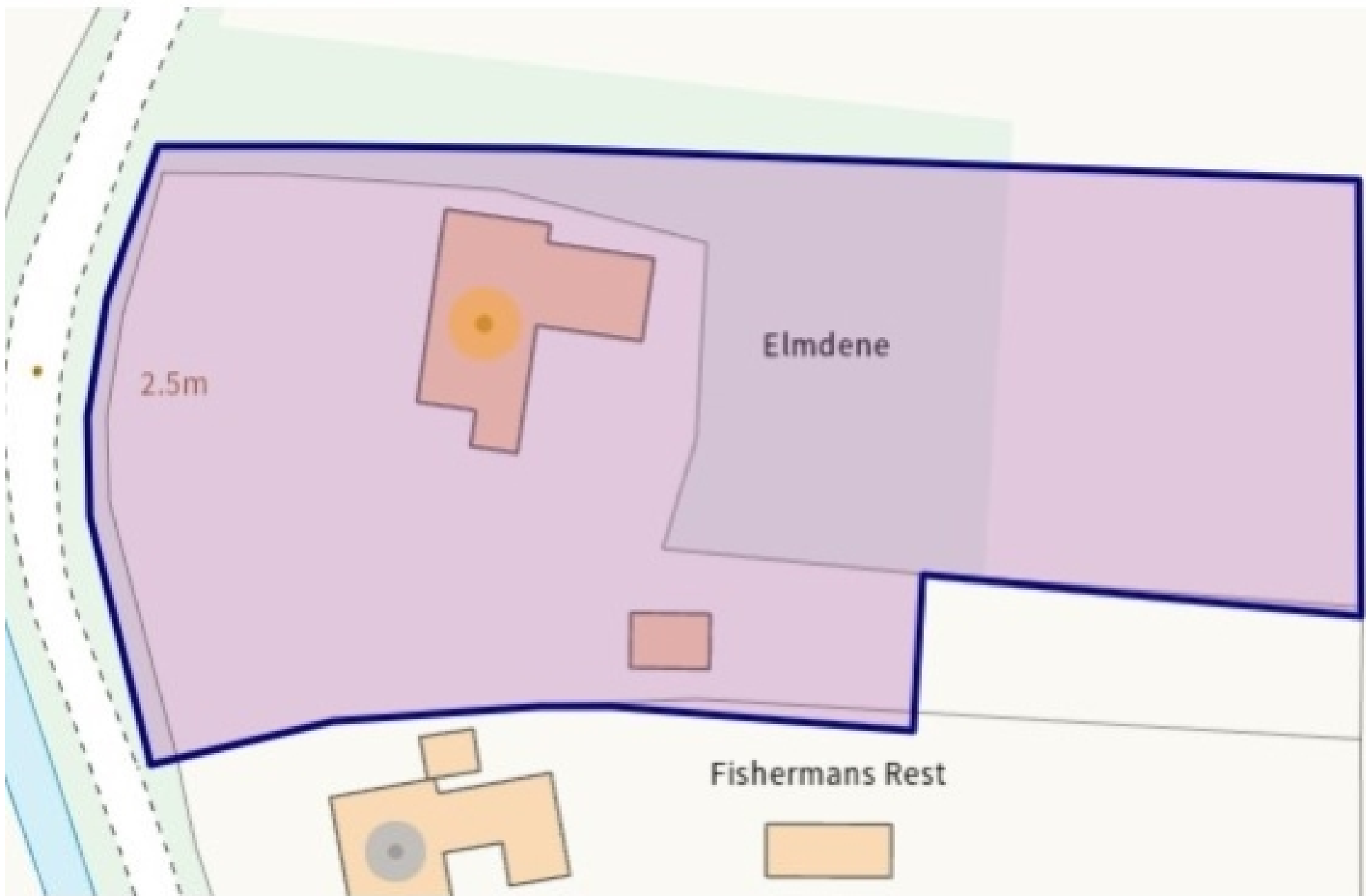
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.











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Elmdene, Crackholt Lane, Old Leake
is on the market with our Boston branch

24 Wide Bargate, Boston PE21 6RX

01205 359111