

Pygott & Crone

2 Church Terrace Main Road

Roughton, Woodhall Spa, Lincolnshire, LN10 6YJ

Guide Price

£135,000

3 Bedroom Terraced House

- Modern Method Of Auction - T & C's Apply
- Reservation Fee Payable
- 3 Bedroom Mid Terrace House
- Two Reception Rooms
- Kitchen & Conservatory
- Family Shower Room
- Semi-Rural Location
- EPC Rating - E, Council Tax Band - A

Click here to access the Energy Performance Certificate for 2 Church Terrace Main Road, Roughton, Woodhall Spa, Lincolnshire, LN10 6YJ





Overview

Modern Method Of Auction - T & C's Apply.

An appealing three bedroom mid-terrace house pleasantly situated within the village of Roughton, enjoying a semi-rural position with open views over the surrounding Lincolnshire countryside. The property offers well-proportioned accommodation arranged over two floors, with the benefit of a conservatory, two reception rooms and a separate kitchen/breakfast room.





The ground floor accommodation begins with an entrance hall with stairs rising to the first floor and access through to the spacious lounge, featuring a wood-burning stove and ample room for both seating and relaxation. An archway leads through to the separate dining room, which in turn opens into the conservatory overlooking the rear garden, providing additional reception space and an ideal spot to enjoy the garden throughout the year. The kitchen/breakfast room is fitted with a range of units and work surfaces, with space for appliances and a useful adjoining pantry. A further hallway provides an alternative entrance and access to the rear garden, together with a ground floor WC.

To the first floor, the landing enjoys attractive rural views and leads to three bedrooms, two of which benefit from built-in storage, along with a shower room comprising a shower cubicle, wash hand basin and WC.

Outside, the property is approached via a shared pathway, with a front garden featuring established hedging, plants and shrubs. The enclosed rear garden has been thoughtfully landscaped, incorporating paved patio areas, seating spaces and a variety of decorative plants and shrubs, with a pleasant outlook over open countryside beyond. A detached garage is situated to the far end of the terrace, providing useful storage.

Roughton is a pleasant village surrounded by Lincolnshire countryside, with the nearby towns of Woodhall Spa and Horncastle offering a range of shopping, social and educational facilities. The property is offered for sale with no onward chain.

Agent Note: The vendor has advised there is a monthly charge of £60 towards sewage and maintenance.



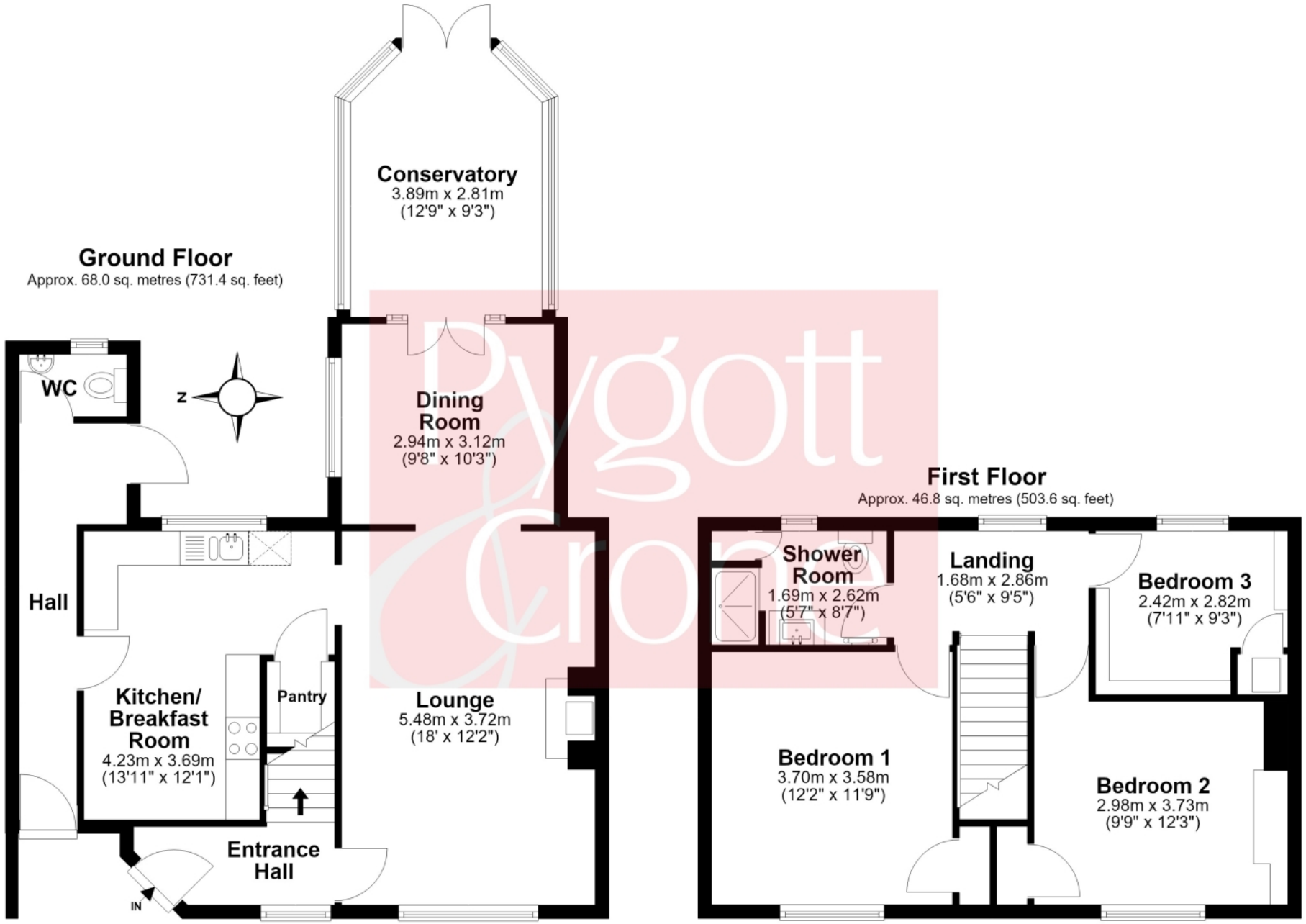












Total area: approx. 114.7 sq. metres (1235.0 sq. feet)

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





Location



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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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Pygott & Crone

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is on the market with our Boston branch

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