



**Kyme Road, Heckington Sleaford NG34 9RS**

**welcome to**

**Kyme Road, Heckington Sleaford**

Occupying a generous 0.26-acre plot (STS) in a sought-after Heckington location, this detached bungalow offers huge potential. Requiring modernisation throughout, with large gardens, outbuildings, dual driveways and development potential (STPP), all within walking distance of village amenities.



### **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 a door from the side, two radiators, tiled flooring and access to the loft.

### **Lounge**

Featuring a brick fireplace, radiator, wood flooring and window to the rear.

### **Dining Room**

Having a radiator, wood flooring and windows to the front and side.

### **Kitchen**

Fitted with a range of wall and base units with work surfacing over, sink, space for cooker, space for fridge freezer, pantry, tiled flooring and two windows to the front.

### **Bedroom One**

There is a radiator, wood flooring and window to the rear.

### **Bedroom Two**

Having a radiator, wood flooring and window to the side.

### **Bedroom Three**

There is a radiator and window to the side.

### **Bathroom**

Fitted with a suite comprising of a bath with shower over, wash hand basin, WC, radiator, wood flooring, storage cupboard and window to the side.

### **Outside Front**

To the front of the property there is gated access to a driveway and mature garden.

### **Rear Garden**

The large enclosed garden has a patio, ample fruit trees and five sheds.

### **Detached Garage**



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## Kyme Road, Heckington Sleaford

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Desirable village location
- Plot of 0,26 acres (STS)

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

guide price

**£230,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SNH112812 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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