



## 4 bed detached bungalow to buy

19 Main Street, Torksey, Lincoln,  
Lincolnshire, LN1 2EE

**£216,000** Starting Bid

 x4  x2  x2

Tenure

**Freehold**

Garage parking

## Property features

- ✓ NO ONWARD CHAIN
- ✓ Immediate 'exchange of contracts' available
- ✓ Sold via 'Secure Sale'
- ✓ Detached Four Bedroom
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Oil
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £216,000.

**\*\* NO ONWARD CHAIN \*\*** This spacious four bedroom Detached Bungalow, situated in the heart of the village of Torksey has been extended in recent years to make this 1500sq ft\* home. The property further benefits from Oil Fired Central Heating.

The accommodation on offer consists of Entrance Hall, Kitchen, Lounge, Dining Room, Four bedrooms with En-Suite to Master and Family Bathroom. Outside the property there is a gated driveway to the front leading to a Single Detached Garage and to the rear there is a lawned garden with patio area.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

EPC rating: D. Tenure: Freehold,

Entrance Hall

External doors to front and side aspect. Access to airing cupboard.

Kitchen

4.27m x 2.58m (14'0" x 8'6")

Window to side aspect and fitted with a range of wall and base units with worktops over, sink with drainer, four ring electric hob with extractor over, electric single oven, dishwasher, integrated fridge freezer, washing machine and vertical radiator.

Lounge

3.97m x 4.27m (13'0" x 14'0")

Window to rear aspect and radiator.

Dining Room

4.41m x 3.45m (14'6" x 11'4")

Patio doors to rear aspect and radiator.

Bedroom One

3.8m x 5.43m (12'6" x 17'10")

Window to rear aspect and radiator.

En-Suite

3.03m x 2.11m (9'11" x 6'11")

Window to side aspect, fitted with panel bath with shower over, low level WC, wash hand basin, extractor and radiator.

Bedroom Two

4.17m x 3.44m (13'8" x 11'3")

Bay window to front aspect and radiator.

Bedroom Three

3.03m x 2.58m (9'11" x 8'6")

Bay window to front aspect and radiator.

Bedroom Four

2.79m x 2.56m (9'2" x 8'5")

Bay window to front aspect and radiator.

Bathroom

3.03m x 2.03m (9'11" x 6'8")

Fitted with panel bath, corner shower cubicle, low level WC, wash hand basin, extractor and radiator.

Outside

To the front of the property there is a front garden along with gated driveway with parking for up to four cars leading to a detached single garage. To the rear of the property there is a lawned garden with patio area.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £216,000

Property Type: Detached Bungalow

Parking: Garage, Off Street

Construction materials: Brick and block, Stone built

Roofing type: Clay tiles

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Oil

Electric: National Grid

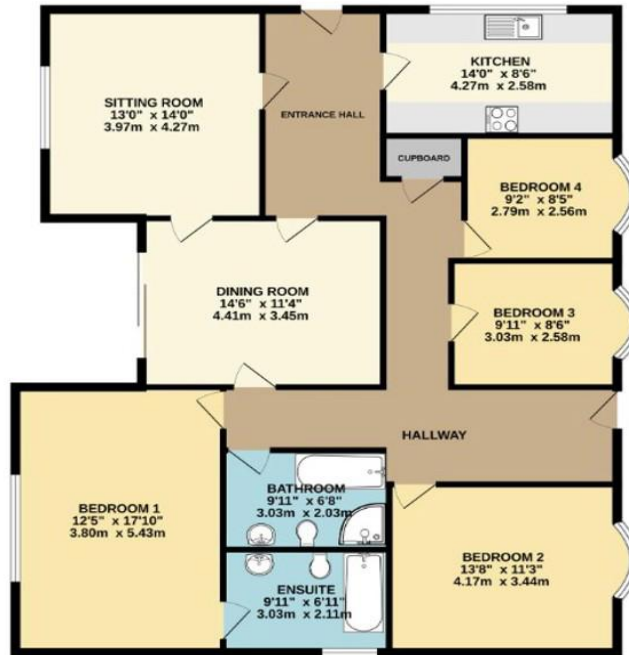
Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

**GROUND FLOOR**  
1461 sq.ft. (135.7 sq.m.) approx.



THE OLD POST OFFICE, MAIN STREET, LN1 2EE

TOTAL FLOOR AREA : 1461 sq.ft. (135.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plans, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given as to their condition or operation.  
Made with Hoxblygen 10/2012

| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92-100) <b>A</b>                                  |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            | 77        |
| (55-68) <b>D</b>                                   | 55                         |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive<br>2002/91/EC |           |

19 Main Street, Torksey, Lincoln, Lincolnshire, LN1 2EE

Contact your local branch today for more information on this property:

**27-28 Tuesday Market Place, King's Lynn, Norfolk, PE30 1JJ,**  
**TBC<http://www.norfolkpropertyauctions.com>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

