



Willsons

Four Winds, Mill Lane, Wrangle, Boston

£170,000 Auction Guide



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Willsons

SINCE 1842

Four Winds, Mill Lane,
, Wrangle, Boston,
Lincolnshire, PE22 9HG

"AGENT'S COMMENTS"

****Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £170,000****

An opportunity to purchase a traditional 3 bedroom detached house with garage, spacious gardens and outbuildings in this rural village location close to the converted 'Toft Mill' grade II listed windmill and being conveniently situated for both Boston and Skegness. The property comprises entrance porch, reception hall, lounge, dining room, kitchen, cloakroom and wash room to the ground floor, 3 bedrooms and shower room to the first floor. The property benefits from oil fired central heating and overlooks farmland to the front. Modernisation required. NO ONWARD CHAIN.

LOCATION

Wrangle with its primary school is a village located approximately 9 miles north-east from the port town of Boston and 13 miles from the seaside resort of Skegness. Both towns have hospitals, railway stations along with range of shops including some well-known national chains, doctor's surgeries, dentists and secondary schools including grammar schools. There is also a secondary school located at the nearby village of Old Leake where a doctor's surgery can also be found. The village is situated on a bus route with regular services to Skegness and Boston.



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<https://www.willsons-property.co.uk>

Accommodation

A Upvc double glazed door opens into:

Entrance Porch

7'5" x 7'3" (2.26m x 2.21m)

Upvc double glazed construction with polycarbonate roof and paved floor, a Upvc double glazed inner door with side screens under the original single glazed wooden framed decorative leaded panels, opens into:

Reception Hall

14' x 6' (4.27m x 1.83m)

Having stairs to the first floor with open area below with coat hooks, radiator.

Lounge

13'7" x 13'6" max (4.14m x 4.11m max)

Single glazed bay window to front and window to side with secondary glazed panels, radiator, tiled open fireplace.

Dining Room

12'5" x 11'10" max (3.78m x 3.61m max)

Single glazed bay window to rear with secondary glazed panels, radiator, tiled open fireplace.

Kitchen

14'11" x 10'4"/6'11" (4.57m x 3.15m/2.13m)

Having wall and base units, worksurfaces, tiled splash-backs, stainless steel single drainer sink with mixer tap, space for and point for electric cooker with extractor hood over, radiator, consumer unit, water softener, Upvc double glazed and single glazed windows to side.

Rear Passage

10' x 3'4" (3.05m x 1.02m)

Having Upvc double glazed rear door and windows and polycarbonate roof.

Cloakroom

5'2" x 2'10" (1.57m x 0.86m)

Having a high-flush wc and velux roof light window.

Wash Room

8'6" x 7'3" (2.59m x 2.21m)

Having single glazed Yorkshire sash window to rear, deep glazed sink, door to:

Pantry

5'3" x 4' (1.60m x 1.22m)

Having single glazed window to side, shelving.

First Floor Landing

With single glazed window to side.

Bedroom 1

12'5" x 11' max (3.78m x 3.35m max)

With single glazed windows to front and side with secondary glazed panels, radiator.

Bedroom 2

12'7" x 12' max (3.84m x 3.66m max)

With single glazed window to rear and side with secondary glazed panels, radiator, airing cupboard housing the hot water cylinder.

Bedroom 3

7' x 6'9" (2.13m x 2.06m)

With single glazed window to front with secondary glazed panel.

Shower Room

8'7" x 7' (2.62m x 2.13m)

Re-fitted with a walk-in open shower area with electric shower, safety floor and sluice in the floor, wc and wash hand basin, single glazed window to rear with secondary glazed panel, extractor fan, radiator, loft hatch.

Exterior

The property sits in a plot extending to 0.19 acres with a front garden with pond, hedge onto Mill Lane and a tarmac drive leading to the:

Garage

16' x 9' (4.88m x 2.74m)

Of concrete sectional construction with remote control roller door to front, profile steel roofing. A concrete path leads to the front door and around the side of the property to the central heating oil tank and the exterior Worcester oil fired central heating boiler and opens out onto the:

Side & Rear Gardens

A concrete path leads to the front door and around the side of the property past the central heating oil tank and the exterior Worcester oil fired central heating boiler opening out onto the large rear garden with an abundance of trees and shrubs, 3 timber garden sheds, 2 greenhouses, wooden dog kennel with mesh run, Copper beech hedging to the rear.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Services

We understand that mains electricity and water are connected to the property, central heating is via an exterior oil fired central heating boiler, drainage is to a private system.

Local Authority

Council Tax Band 'C' payable to Local Authority: Boston Borough Council, Municipal Buildings, West Street, Boston PE21 8QR - Tel: 01205 314200.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Energy Performance Certificate

The property has an energy rating of 'E'. The full report is available from the agents or by visiting www.gov.uk/findenergycertificate Reference Number: 6234-3922-9409-0400-4292 .

Viewing

Viewing is strictly by appointment with the Skegness office at the address shown below.

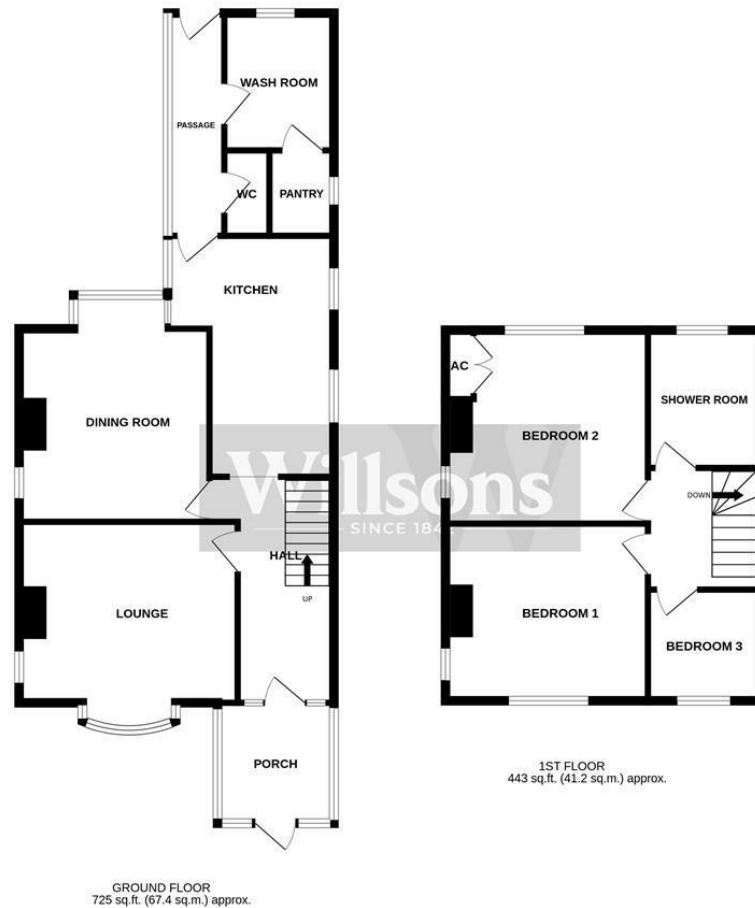
Directions

Proceed south out of Skegness on the A52 road to Boston past the turning to Wainfleet and through Friskney into Wrangle Village turning left off the A52 onto Jude Gate and right into Mill Lane whereupon the property will be found on the left hand side next to the renovated 'Toft Mill' grade II listed Windmill.

What3words

trader.mornings.irritated



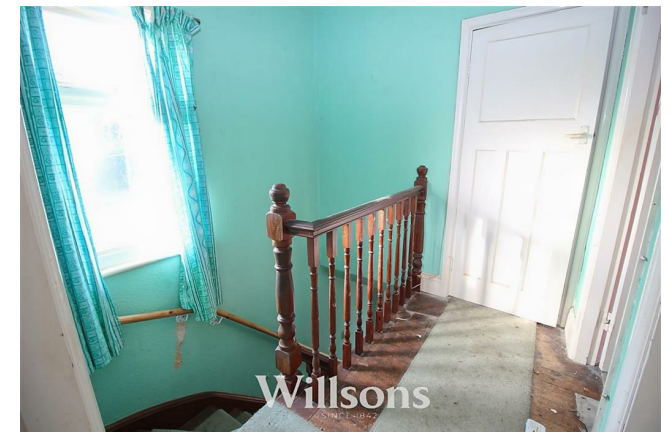


TOTAL FLOOR AREA : 1168 sq.ft. (108.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 as to their operability or efficiency can be given.
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FLOORPLAN Not to scale – For identification purposes only

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Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

