



**57 Brooks Lane, Whitwick, Coalville, Leicestershire. LE67 5DG**

**For Sale by Auction - Guide Price £200,000 Freehold**

**FOR SALE**





## PROPERTY DESCRIPTION

FOR SALE BY PUBLIC AUCTION - 24TH APRIL 2025 - GUIDE PRICE £200,000

A spacious 3-4 bedroom detached bungalow offering scope for modernisation and extension.

Offering good size accommodation and benefitting from gas central heating but requiring general upgrading. There is ample space to the side and rear to offer scope to extend, subject to any required permissions. There is also a large loft space offering potential for further accommodation. Outside offers ample parking, single garage and enclosed rear garden. Well placed close to woodland walks, local shops, leisure centre and schooling and within a mile or so of Coalville town centre. The M1 and M42 Motorway are also within a few minutes drive.

Scope to make into a wonderful bungalow or large family home. Offered freehold and with vacant possession.

Council Tax Band D   EPC Rating TBC

## FEATURES

- For sale by Auction - 24th April 2025
- Detached Bungalow Requiring Modernisation
- Good Size Plot
- Scope for Extension, Subject to Permissions
- Good Sized Accommodation
- 3-4 Bedrooms
- Popular Location
- Parking for Multiple Vehicles
- Council Tax Band D
- EPC Rating TBC



## ROOM DESCRIPTIONS

### Introduction

For sale on 24 April 2025  
Our national property auction will be broadcast online with live auctioneers. To bid by proxy, online, or by phone, please submit your registration form no later than 5pm the day before the auction. The auction will commence at 09:00.

### Entrance Porch

With door to hallway.

### Reception Hallway

With radiator.

### Lounge

4.03m x 3.33m (13' 3" x 10' 11") With radiator and window to front.

### Dining Room / Bedroom Four

3.05m x 2.88m (10' 0" x 9' 5") Having radiator and window to side.

### Kitchen

3.87m x 3.54m max (12' 8" x 11' 7") With base and wall units, sink, space for appliances, pantry cupboard and window to side.

### Rear Lobby

With door to side and door to utility cupboard with plumbing for washing machine.

### Bedroom One

3.32m x 3.04m (10' 11" x 10' 0") Having radiator and window to front.

### Bedroom Two

3.71m x 3.55m (12' 2" x 11' 8") With radiator and window to rear.

### Bedroom Three

3.30m x 2.26m (10' 10" x 7' 5") With radiator and French doors to rear garden.

### Bathroom

Comprising low flush w.c. wash hand basin and panel bath. Airing cupboard and window to side.

### Outside

Driveway to front and side offering ample parking. Car Port. Single detached garage. Rear garden with patio area, lawn and store.





## ROOM DESCRIPTIONS

### Auction Details

The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type.

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

### Auction Deposits & Fees

Auction Deposit and Fees:

The following deposits and non- refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT).

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

### Additional Information

Additional Information:

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

Guide Price & Reserve Price:

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

### Agents Notes

This property is believed to be of standard construction. The property is connected to mains gas, electricity, water and sewerage. Broadband speeds are standard 8mbps, superfast 80mbps and Ultrafast 1800mbps. Mobile signal strengths are strong for EE and O2 and medium strengths for Vodafone and Three.

### Legal Information

These property details are produced in good faith with the approval of the vendor and given as a guide only. Please note we have not tested any of the appliances or systems so therefore we cannot verify them to be in working order. Unless otherwise stated fitted items are













# FLOORPLAN

GROUND FLOOR  
1098 sq.ft. (102.0 sq.m.) approx.

