

For Sale by Auction
at The Manor Arms Hotel,
Elton, Nottinghamshire,
on Monday, August 26th, 1963,
at 6 p.m.

The Valuable Freehold Residence



Station Road, Elton
with
Vacant Possession
Upon Completion.

Solicitors :
Messrs. A. H. MALIM, SON & PERT,
WESTGATE, GRANTHAM.
Tel. 1574/5.

Auctioneers :
Messrs. GOLDING,
38 WESTGATE, GRANTHAM.
Tel. 44.

Instructed by the Executors of the late Mrs. E. Telford.

ELTON

Nottinghamshire.

(City of Nottingham 14 miles, Grantham 10 miles).

TO BE SOLD BY AUCTION, BY
MESSRS. GOLDING

at

The Manor Arms Hotel, Elton

on

Monday, August 26th, 1963

at six o'clock in the evening precisely,
subject to Conditions of Sale to be then produced.

THE FOLLOWING VALUABLE

Agricultural and Residential Properties

IN THREE LOTS.

Lot 1.

The

Freehold Detached Residence

situate on

Station Road, Elton

With VACANT POSSESSION upon completion.

A substantially constructed, double fronted, Stucco-finished property pleasantly sited just off the Grantham - Nottingham (A52) main road near Elton cross roads.

The Residence has an excellent frontage to Station Road with good access.

The accommodation comprises:—ENTRANCE HALL with understairs cloak cupboard. DINING ROOM, 16 ft. x 13 ft., with bay window, tile fireplace fitted with all-night burning grate. LOUNGE, 16 ft. x 12 ft., tile fireplace. KITCHEN with Range having back boiler

for hot water supply, sink with hot, cold and soft water taps over. Pantry off. Well-lighted Stairway and Landing with tank and airing cupboard. **THREE SEPARATE BEDROOMS**, 14 ft. 6 in. x 13 ft., 13 ft. x 13 ft., and 9 ft. 3 in. x 9 ft. Box Room. Separate Lavatory. Part-tiled **BATHROOM** with bath and wash bowl, h. & c. over each. Roof Storage. With access from outside is a Utility Room with wash copper, Lavatory and Fuel Store. A useful **GARAGE** forms part of the main building.

Main Water supplies and Electricity are laid on. Septic Tank drainage.

The property is set well-back from the road and has an ornamental garden in front and at the rear a medium-sized piece of productive ground.

Gross Assessment £165.

Rateable Value £118.

Lot 2.

Close of Freehold Accommodation Land

Sited at the rear and side of the Residence sold as Lot 1 and known as Railway Close and having frontage to Station Road, O.S. No. 191 and containing 6.087 acres or thereabouts. Sold subject to the tenancy of Mr. William Barnes.

Lot 3.

All those Two Closes of Freehold Accommodation Land

being O.S. No.'s 198 and 92 and containing 29, 947 and 12.182 acres or thereabouts respectively. Sold subject to the tenancy of Mr. William Barnes. The land is very near the main road and has access from an occupation lane.

For further particulars and viewing arrangements for the Residence please apply to the Auctioneers, 38 Westgate, Grantham. Telephone 44.

Solicitors: Messrs. A. H. Malim, Son & Pert, Westgate, Grantham. Telephone 1574.

MESSRS. GOLDING

Louis F. Millhouse,
F.A.L.P.A., F.V.I.

Bernard Millhouse,
F.A.L.P.A., F.V.I.

**AUCTIONEERS, VALUERS AND
ESTATE AGENTS.**

38 WESTGATE - GRANTHAM

Lincolnshire.

Tel. 44.

Agents to the
Leeds Permanent Building Society.