

'Wykehurst, The Mews, Stanhope Road, Horncastle, LN9 5EL

Asking Price Of £229,950

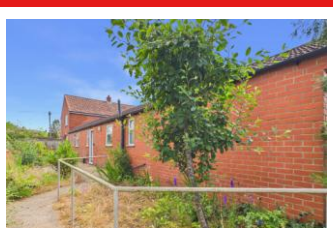
Walters ESTATE AGENTS

- Semi-Detached Bungalow
- Surprisingly Spacious Accommodation
- 3 Reception Rooms
- 3 Bedrooms (1 En-suite)
- Convenient Sized Gardens, Garage
- In Need of Updating. NO UPWARD CHAIN

Situated in a discreet and convenient location close to the town centre, this spacious semi-detached three-bedroom bungalow offers well-proportioned accommodation and is offered for sale with the benefit of no upward chain. The property would benefit from some updating, providing an excellent opportunity for a purchaser to personalise and modernise to their own taste. Features include gas-fired central heating, uPVC sealed double glazing throughout, and a practical layout ideal for a variety of buyers. Externally, the bungalow enjoys conveniently sized gardens, together with a garage and off-road parking, making this an appealing home in a desirable location.









Woodhall Spa - 01526 353185

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RECEPTION HALL Having uPVC sealed double glazed front entrance door and rear entrance door, built-in shelved cupboard, double wall cupboard, two radiators.

LOUNGE 19' 4" x 15' 8" (5.89m x 4.78m) Having two radiators, timber flooring, decorative coved ceiling, four picture lights, TV point and part-glazed double doors opening into the:

DINING AREA 15' 0" x 14' 5" (4.57m x 4.39m) Having laminate flooring, two radiators, three picture lights, open access to:

KITCHEN 10' 0" x 9' 8" (3.05m x 2.95m) Having 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over with concealed lights. Built-in electric oven and grill with four ring gas hob with extractor fan and light over, space and plumbing for washing machine, tile effect laminate flooring, part-tiled walls and gas fired wall mounted combination boiler.

STUDY 8' 8" x 5' 7" (2.64m x 1.7m) Having radiator and

built-in shelved double wardrobe.

BEDROOM ONE 13' 0" x 11' 3" (3.96m x 3.43m) Having radiator, wall lights, access lobby with tiled flooring, fitted wall shelving with hanging rail and door to: EN-SUITE SHOWER ROOM having tiled floor, tiled shower cubicle with curtain, vanity hand basin and low level WC. Radiator, shaver light and point.

BEDROOM TWO 12' 4" x 11' 7" (3.76m x 3.53m) Having radiator, TV point and access to the roof void.

BEDROOM THREE 8' 3" x 8' 3" (2.51m x 2.51m) Having radiator, wall light and TV point.

BATHROOM 11' 8" x 6' 2" (3.56m x 1.88m) Having panelled bath, corner shower cubicle, vanity hand basin and low level WC. Radiator, part-tiled walls, extractor fan and shaver light and point.

CLOAKROOM Having low level WC, vanity hand basin, radiator and tiled flooring.

OUTSIDE - DETACHED GARAGE 19' 2" x 10' 8" (5.84m x 3.25m) Having electric roll-up door and side personal door, power and light connected.

THE GARDENS Fronting the garage is a concrete driveway allowing parking for two vehicles. To the side and front are footpaths with flower beds, patio area fronting the property and a raised timber decking patio area with brick wall for privacy. To the rear are slabbed footpaths and small patio area.

OUTGOINGS - The property is situated within the East Lindsey District Council. Property Band C.

POSSESSION - Vacant possession will be given on completion.

FIXTURES AND FITTINGS - All those detailed are included in the sale as are the fitted carpets and curtains.

VIEWING - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters











Approximate total area(1)

1372 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

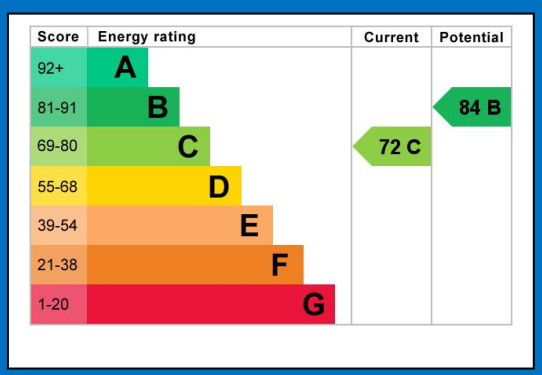
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Floor plans are to show layout only and not drawn to scale.

MONEY LAUNDERING REGULATIONS: Under the Money Laundering Rules 2007, The Proceeds of Crime Act 2002 and The Terrorism Act 2000 the Agent is legally obliged to verify the identity of the Client through sight of legally recognised photographic identification (e.g. passport, photographic drivers licence) and documentary proof of address

BUILDING MEASUREMENTS: All building measurements have been taken in accordance with the RICS code of measuring practice

DISCLAIMER: Walter's- have not tested any apparatus, equipment, fixtures, fittings or services so cannot verify that they are in working order. The purchaser is advised to obtain verification from their Solicitor or Surveyor. Where internal photographs are shown, they are to portray the layout. Please check to confirm if items are included in the purchase price.



MISREPRESENTATION ACT 1967 NOTICE: Whilst every care is taken to ensure the accuracy of these particulars, -Walter's-, for themselves and for the vendors/lessors of this property whose agents are, give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of – Walter's- or their client. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Their client does not make or give, and neither –Walter's- nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.