



The Old School House, Ashby Puerorum, Horncastle, LN9 6QU



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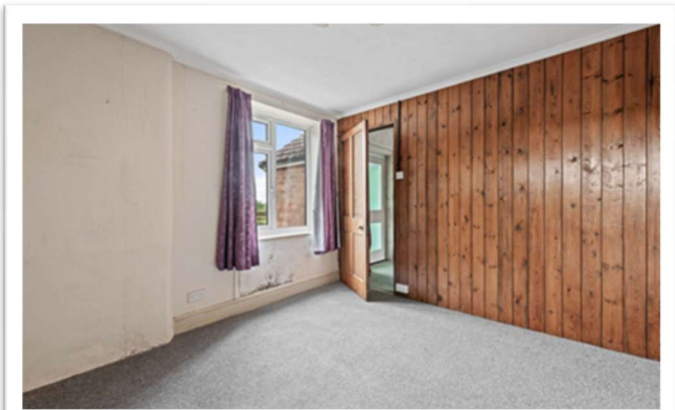
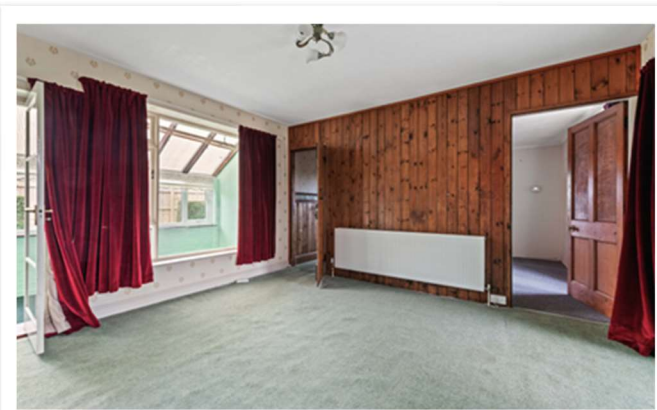
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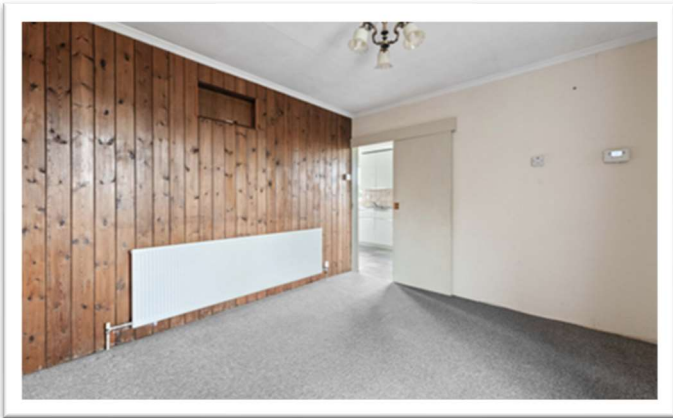
£240,000



## Key Features

- Detached bungalow
- Two double bedrooms
- Lounge, dining room & conservatory
- Kitchen & utility
- Driveway & garage
- Enclosed rear garden
- EPC rating E
- NO CHAIN





A delightful detached bungalow dating back to the mid 1800's, set in a semi-rural location with open views to the front & side. The property requires a scheme of updating and has accommodation comprising: entrance porch, lounge, conservatory, dining room, inner hallway, kitchen, bathroom, utility and two double bedrooms. Outside the property has a shaped lawn with feature box hedging to the front, a driveway providing off-road parking, garage and enclosed rear garden. The property benefits from oil fired central heating and double glazing. NO CHAIN

### ACCOMMODATION

Part glazed front entrance door through to the:

### ENTRANCE PORCH

With part glazed door to the:

### LOUNGE

4.23m x 3.78m (13'11" x 12'5")

Having window to front elevation, window overlooking the conservatory, radiator, wood panelling to one wall and open fireplace. Glazed door to the:

### CONSERVATORY

3.84m x 1.76m (12'7" x 5'10")

Having polycarbonate roof, windows to rear elevation, part glazed stable style door to side elevation & garden and radiator.

### DINING ROOM

3.44m x 3.36m (11'4" x 11'0")

Having window to front elevation, sliding doors to kitchen, coved ceiling, radiator and wood panelling to one wall.

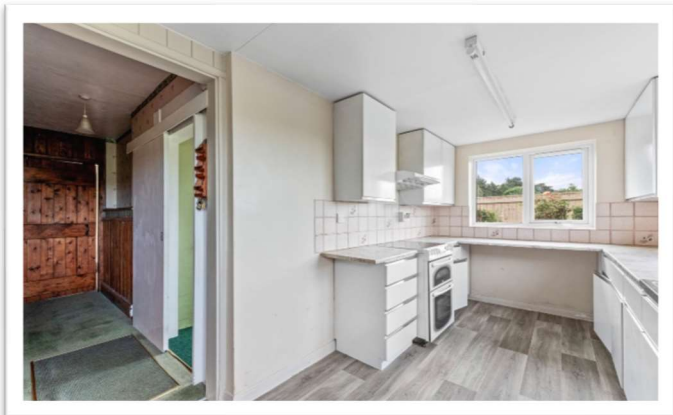
### INNER HALLWAY

With sliding doors to the utility and opening to the:

### KITCHEN

4.86m x 2.20m (15'11" x 7'2")

Having two windows to side elevation, further window to rear elevation, radiator, access to roof space and vinyl wood effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel double drainer sink with mixer tap inset to work surface, cupboards & drawers under, cupboards over. Further work surface return with electric cooker, cupboard & drawers under, cupboards & extractor over. Space & plumbing for automatic washing machine and further wall cupboards.





## BATHROOM

Having two windows to side elevation, radiator, wood effect flooring, built-in airing cupboard housing new pressurised hot water cylinder, panelled bath, pedestal hand basin and low level WC.

## UTILITY

3.35m x 1.38m (11'0" x 4'6")

Having window & part glazed door to rear elevation, work surface with cupboards under and cupboards over.

## BEDROOM ONE

3.70m x 2.98m (12'1" x 9'10")

Having window to front elevation, coved ceiling, radiator and built-in wardrobe with overhead cupboards.

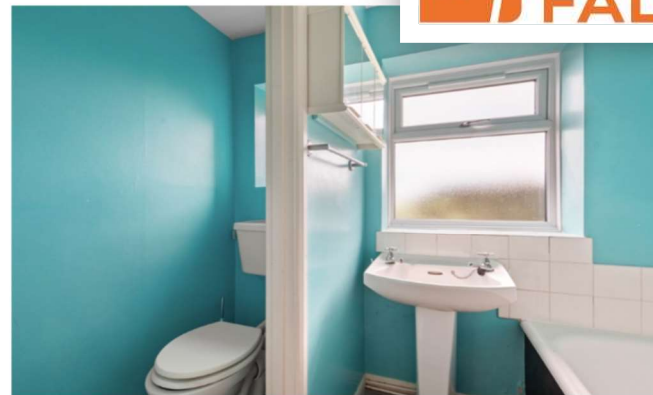
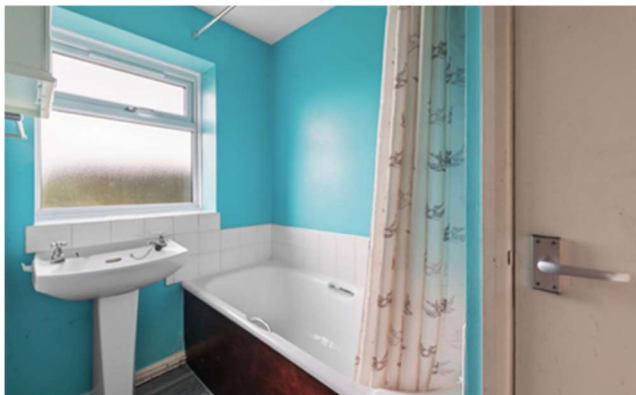
## BEDROOM TWO

3.69m x 2.96m (12'1" x 9'8")

Having window to rear elevation, coved ceiling, radiator, access to roof space and built-in wardrobe with overhead cupboards.



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## EXTERIOR

To the front of the property there is a shaped lawn with feature box hedging. A driveway provides off-road parking and leads to the:

## GARAGE

Having up-and-over door, new uPVC side service door, oil fired boiler providing for both domestic hot water & heating, inspection pit, light and power.

## REAR GARDEN

Being enclosed and laid to lawn with borders and having a paved patio, concrete footpaths and garden shed.

## SERVICES

The property has mains electricity and water connected. Drainage is to a cess pit. Heating is via an oil fired boiler (approx. 4 years old) serving radiators and the property is double glazed with new windows within the last two years in the kitchen, bathroom, dining room & both bedrooms. The current council tax is band C.

## VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

## AGENT'S NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

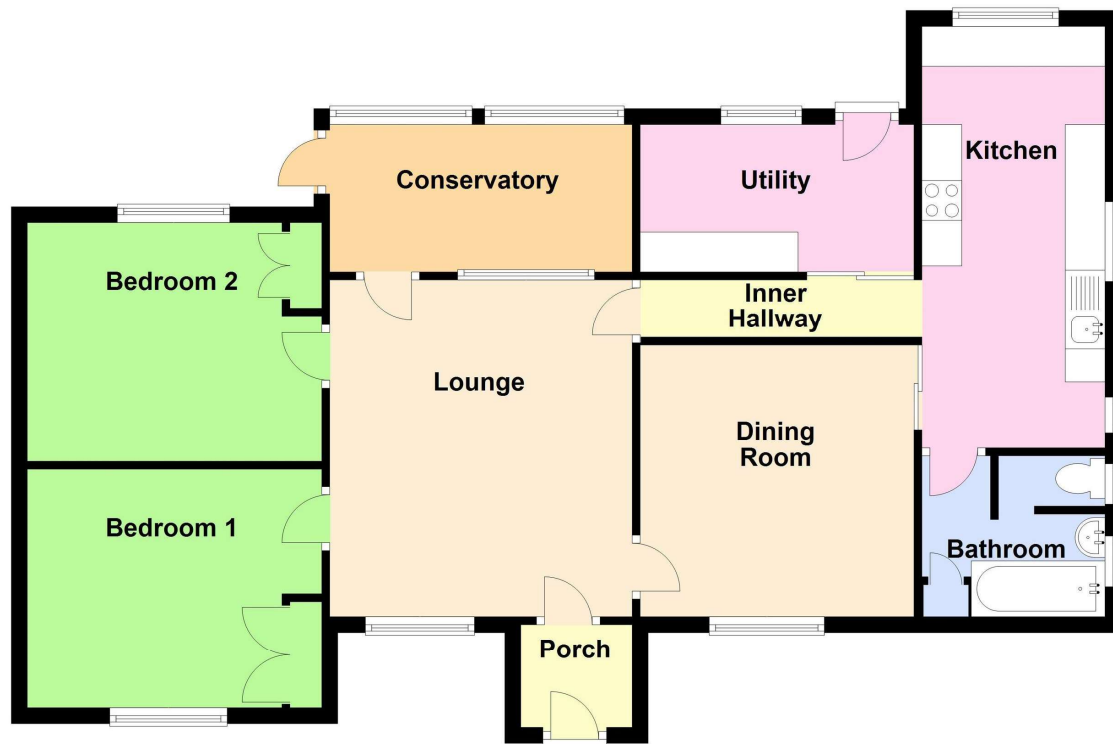






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## Floorplan



Total area: approx. 87.4 sq. metres (940.3 sq. feet)



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