



**10 Carlisle Gardens,
Horncastle, LN9 5LP**



Book a Viewing!

£490,000

A five bedrooomed detached family home located in this sought-after area just off Low Toynton Road within the Market Town of Horncastle, located on the edge of the Lincolnshire Wolds. The property sits within a quiet cul de sac location and is positioned on a generous sized corner plot with an attractive garden to the rear and a good sized frontage providing ample off road parking a nd also gives access to the integrated double Garage. Internally the property offers good sized accommodation which comprises of an Entrance Hallway, Lounge with double doors to the rear garden, Family Room/Dining Room, Kitchen Diner, Downstairs WC and a First Floor Landing leading to five Bedrooms and a Family Bathroom. Bedrooms 1 and 2 have En-suite Shower Rooms and the fifth Bedroom could also be utilised as a Study. This family home is well-located on the outskirts of Horncastle but it within walking distance for most into the Town Centre and local schooling (including Queen Elizabeth Grammar School). Viewing of the property is essential to appreciate the accommodation on offer. The property is being sold with No Onward Chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - East Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Horncastle sits at the heart of Lincolnshire, halfway between the Cathedral City of Lincoln and the county's famous sandy beaches. Known as the 'gateway to the Lincolnshire Wolds', Horncastle is surrounded by countryside and is on the edge of the Lincolnshire Wolds, recognised for its outstanding natural beauty. The town has a wide variety of facilities you would expect in a market town including a host of shops, supermarkets, doctors, vets, dentist, pharmacy, butchers, bakery's, banks, hairdressers/barbers, takeaways, fish & chips, Costa Coffee and variety of places to eat with a selection of restaurants, tea rooms & cafes, pubs & bars.



There is a wide variety of smaller shops and boutiques as well as the town being known for its Antique shops. Furthermore, there is a leisure complex with a swimming pool & gym, cricket club and football club. There is a nursery, primary schooling, grammar school and an academy secondary school. The town is located approx. 25 miles from Lincoln with Train Links to London and also approx. 22 miles from the coast. The popular resort village of Woodhall Spa is also a short drive away (approx 6 miles).

ACCOMMODATION

HALLWAY

With composite external door, stairs to the first floor and radiator.

WC

With timber window, tiled flooring, low level WC and wash hand basin.

LOUNGE

23' 4" x 12' 6" (7.11m x 3.81m), with UPVC double glazed window, UPVC double glazed doors with windows to both sides overlooking the rear garden, fireplace with gas fire inset and two radiators.

FAMILY ROOM / DINING ROOM

10' 8" x 10' 7" (3.25m x 3.23m), with UPVC double glazed bay window and radiator.

KITCHEN DINER

16' 8" x 13' 8" (5.08m x 4.17m), with UPVC double glazed window and sliding doors to the rear garden, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashback, stainless steel sink unit and drainer, Range cooker with seven ring gas hob, integrated dishwasher, integral fridge freezer, centre island incorporating a further range of base units with work surface over, spotlighting and radiator.

FIRST FLOOR LANDING

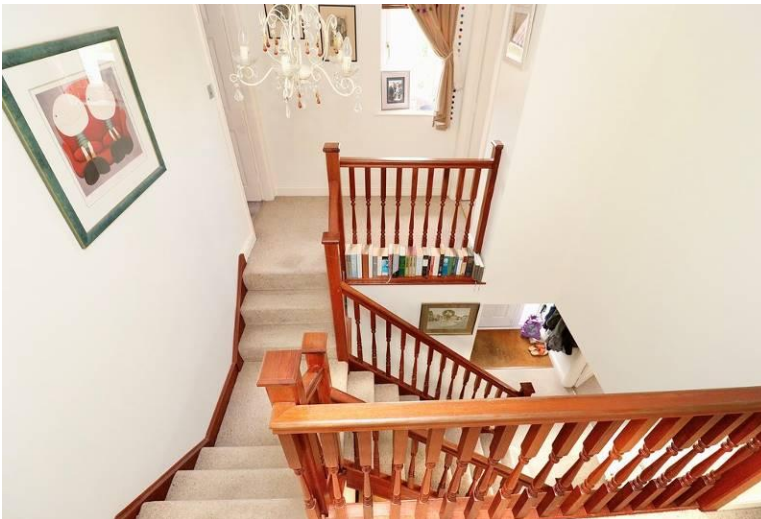
With UPVC double glazed window, banister rail and airing cupboard housing the hot water cylinder.

BEDROOM 1

17' 7" x 14' 8" (5.36m x 4.47m), with two UPVC double glazed windows and radiator.

EN-SUITE

8' 1" x 4' 3" (2.46m x 1.3m), with tiled flooring, partly tiled walls, low level WC, wash hand basin, shower cubicle, heated towel rail and extractor fan.





BEDROOM 2

14' 8" x 14' 7" (4.47m x 4.44m), with UPVC double glazed window and radiator.

EN-SUITE

7' 11" x 5' 6" (2.41m x 1.68m), with timber window, tiled flooring, fully tiled walls, low level WC, wash hand basin, shower cubicle, heated towel rail and extractor fan.

BEDROOM 3

14' 1" x 8' 11" (4.29m x 2.72m), with UPVC double glazed window, laminate flooring and radiator.

BEDROOM 4

12' 1" x 9' 0" (3.68m x 2.74m), with UPVC double glazed window, laminate flooring and radiator.

BEDROOM 5 / STUDY

10' 3" x 7' 0" (3.12m x 2.13m), with UPVC double glazed window, laminate flooring and radiator.

BATHROOM

7' 11" x 7' 1" (2.41m x 2.16m), with timber window, tiled flooring, low level WC, wash hand basin, bath with tiled surround and mains shower over, heated towel rail and extractor fan.

OUTSIDE

To the front of the property there are gravelled gardens with a wide variety of mature plants, shrubs and trees and a block paved driveway providing off road parking and gives access to the integrated double garage. There is access to the side of the property leading to the rear garden with a hardstanding area, greenhouse and vegetable plots to the side and rear. To the side of this area are the lawned gardens which are surrounded by a range of mature plants and shrubs, a patio seating area, raised garden pond and a summer house.

DOUBLE GARAGE

With two electric roller doors, base unit with work surface over, plumbing and spaces for washing machine and tumble dryer and a gas fired central heating boiler.





WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

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Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

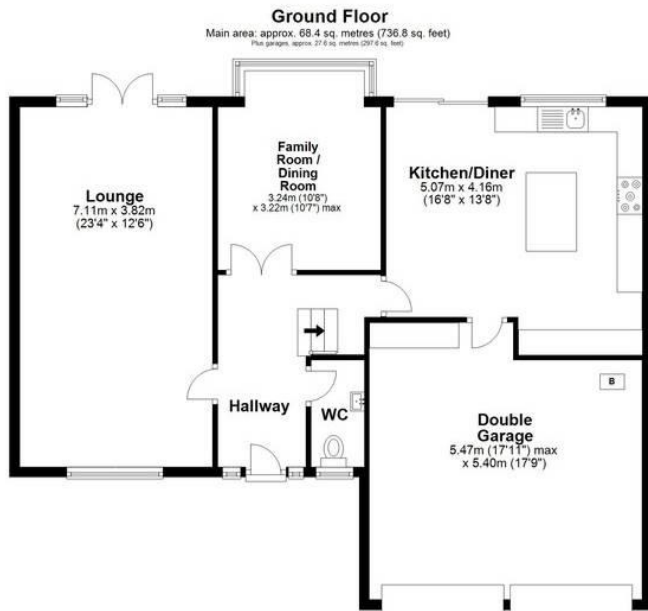
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Main area: Approx. 169.7 sq. metres (1827.2 sq. feet)

Plus garages, approx. 27.6 sq. metres (297.6 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.



29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

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