



53 Winceby Gardens, Horncastle, LN9 6PJ
Guide Price £214,995

It is a pleasure for TES Property to bring to the market this detached house located in the popular town of Horncastle. Internally consisting of a hall, living room, kitchen with dining area, downstairs W.C, three bedrooms with an en-suite to bedroom one and an additional bathroom. Externally there are front and rear gardens, off road parking for multiple vehicles and a single garage with power and lighting.

Further benefitting from over £7000 worth of fitted extras and uninterrupted views to the rear fields, as well as being £10,000 under the current listed properties in this style on the development, this property is not to be missed!

Hall

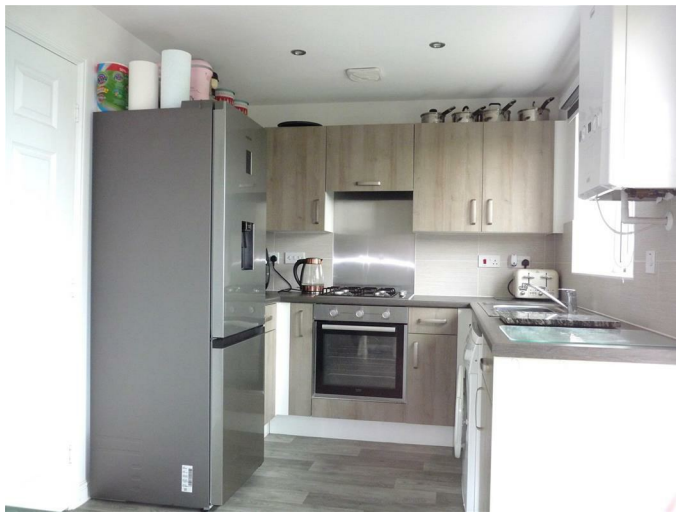
Welcoming entrance hall with access into the living room and staircase leading to the first floor landing. There is a uPVC double glazed window to the side elevation and a radiator.

Living Room 15'3" x 10'3" (4.66m x 3.14m)



With uPVC double glazed window to the front elevation, T.V aerial point, full fibre connection box, built in storage cupboard, a radiator and door leading into the kitchen.

Kitchen Diner 13'7" x 7'10" (4.15m x 2.39m)



Bright and airy kitchen diner fitted with a range of wall, base and drawer units with a complimentary work surface over, there are tiled splashbacks, one bowl stainless steel sink unit with drainer, mixer tap and water softener, an integrated 'Beko' fan assisted oven with four ring gas hob and extractor hood above. Wall mounted 'Ideal Logic' gas combination boiler, inset spotlights to the ceiling, space for a washing machine and grey laminate effect vinyl flooring throughout and a radiator. There are uPVC French style doors leading out to the rear garden and a door leading into the downstairs W.C.

Downstairs W.C 5'6" x 3'2" (1.68m x 0.99m)

Fitted with a two piece suite consisting of a W.C and

wash hand basin. There is a radiator, ceiling light fitting and vinyl flooring.

First Floor Landing



With access to all first floor bedrooms and bathroom, access to the loft and a radiator.

Bedroom One 13'0" x 9'1" (3.97m x 2.79m)



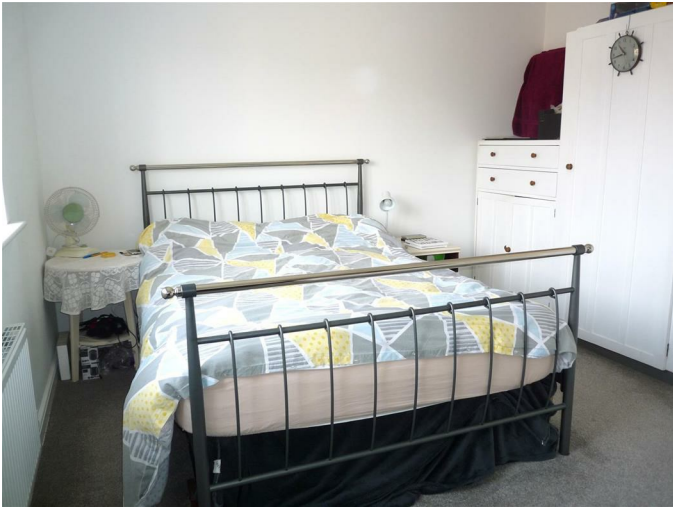
Double bedroom with uPVC double glazed window to the front elevation, a radiator and a door leading into the en-suite.

En-suite 3'7" x 9'1" (1.10m x 2.79m)



Fitted with a three piece suite consisting of a W.C, wash hand basin and shower cubicle. There is a uPVC double glazed privacy glass window to the rear elevation, tiled walls, inset spotlights to the ceiling and vinyl flooring.

Bedroom Two 13'7" x 11'5" (4.15m x 3.48m)



Double bedroom with uPVC double glazed window to the front elevation and a radiator.

Bedroom Three 11'8" x 6'10" (3.57m x 2.10m)



Double bedroom with uPVC double glazed window to the rear elevation and a radiator.

Bathroom 6'1" x 6'4" (1.86m x 1.95m)



Family bathroom fitted with a white three piece suite

consisting of a panelled bath with electric shower head over, W.C and a wash hand basin. There are tiled splashbacks, a uPVC double glazed privacy glass window to the rear elevation, spotlights to the ceiling, shaving point, a radiator and vinyl flooring.

Garage 16'11" x 8'6" (5.18m x 2.61m)

Single garage with power, lighting and up and over door. There is also a personnel door to the rear.

Outside



Secure rear garden that is mainly laid to lawn and features a paved patio area, footpath and gravelled area. There is a personnel door into the rear of the garage along with a side gate which provides direct access to the front of the property.

Services

Mains water, gas, drainage and electricity are understood to be connected. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

Tenure

The property is believed to be freehold and we await solicitors confirmation.

Council Tax Band

East Lindsey Council Tax Band: C

Brochure Prepared

April 2024.

Viewings

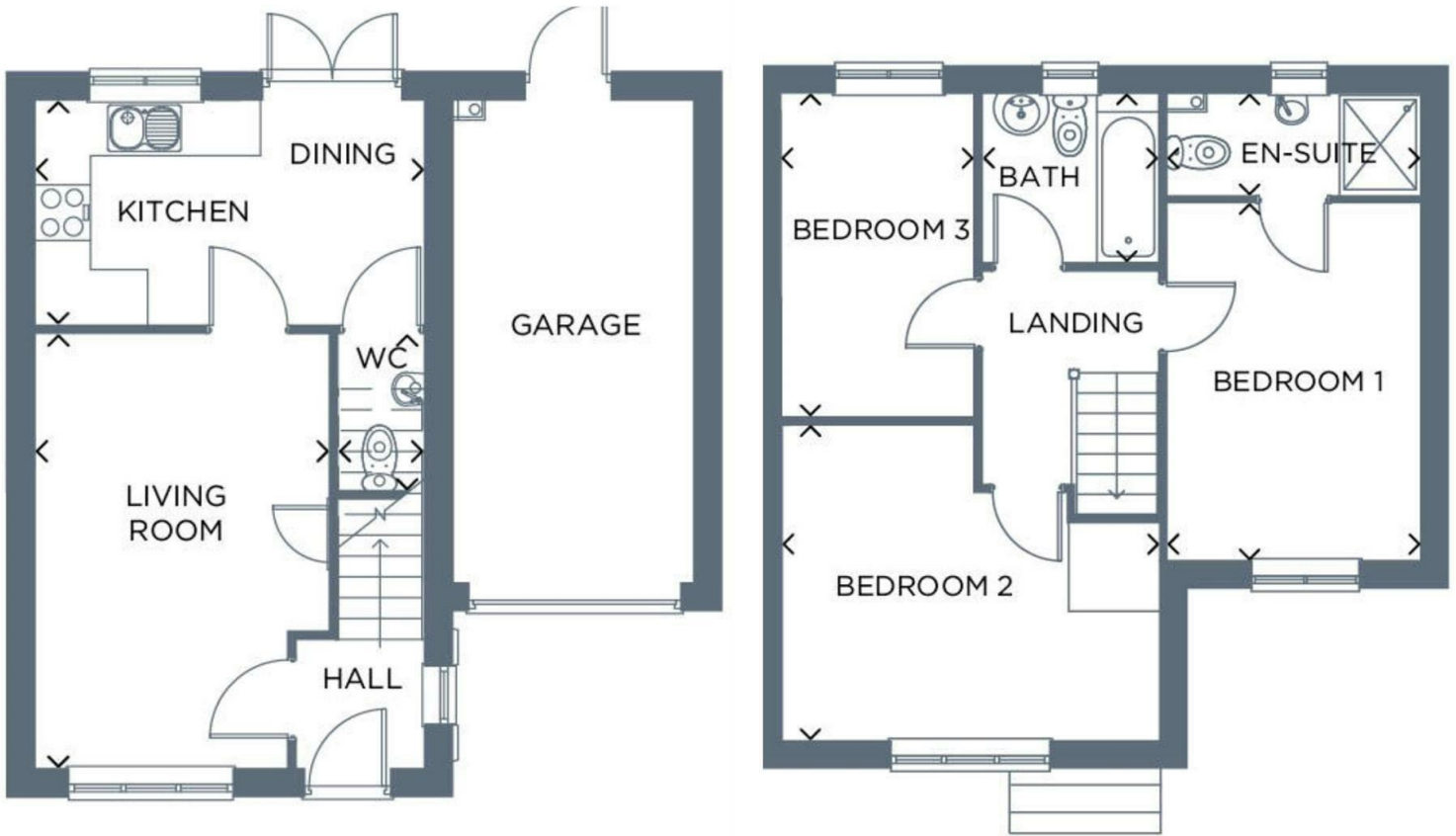
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Opening Hours

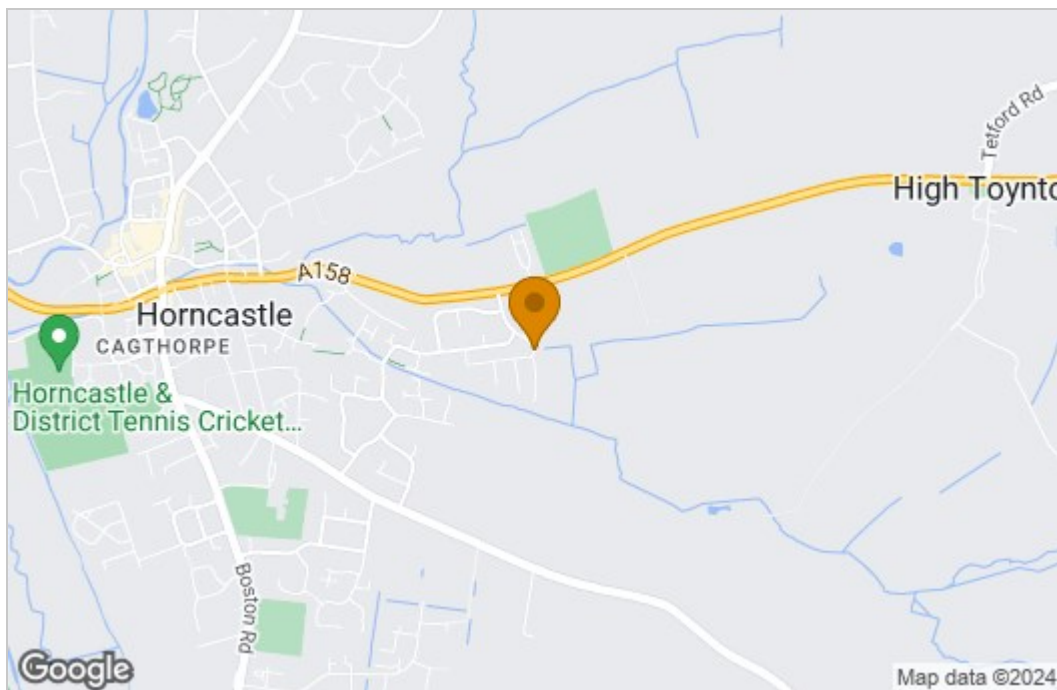
Monday to Friday 9:00am to 5:00pm

Saturday 9:00am to 1:00pm

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.

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