

Sandygate Close, Horbling, NG34 0PN



Asking Price £190,000 Freehold



Nestled in the charming village of Horbling, Sandygate Close presents an exceptional opportunity to acquire a beautifully presented semi-detached house. This delightful property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a bright and inviting heart of the home which is undoubtedly the newly fitted kitchen diner, which offers a modern and stylish space for culinary creations and family gatherings. This area is designed to be both functional and aesthetically pleasing, ensuring that it meets the demands of contemporary living.

The property also features a newly renovated family bathroom, which adds a touch of luxury and convenience to daily routines. Every corner of this home has been thoughtfully considered, resulting in a space that is not only practical but also exudes warmth and character.

With its well-maintained interiors and appealing layout, this house is ready for you to move in and make it your own. The location in Horbling provides a peaceful setting while still being within easy reach of local amenities and transport links. This property is a true gem, offering a perfect blend of comfort and modern living in a picturesque village setting. Don't miss the chance to view this splendid home; it could be the perfect place for you and your family to thrive.

The property has oil fired central heating and UPVC double Glazed.
EPC Rating is TBC and Council Tax Band is A.

Location Location Location

This stunning house is set in the desirable village of Horbling just off Sandygate Lane being a 3 min drive from Billingborough which has the local Co-Op grocery, fish bar, pubs and other amenities, with Horbling itself having a Primary School, St Andrews Church and a local pub called The Plough with a 4.5 star rating on google. Horbling is within easy access of Sleaford, Grantham and Boston being situated in the middle of all three.

Hall

Entrance hall wall removed to open plan kitchen, stairs to the left of entry with two small eyeline windows and fully carpeted.

Lounge/Diner 19'1" x 13'1"



Large window to the front elevation, radiator under the window, one wall feature brick wall paper, single radiator on back wall, carpeted flooring, electric fireplace and UPVC double door to rear aspect leading to decked patio area. Very well presented and finished.

Kitchen/Breakfast Room 19'1" x 6'7"



Having a UPVC double pane glass door to the rear elevation, two small windows to the side elevation, pendant lighting and LED spot lights, electric cooker with extractor over, space for a double fridge, newly laminate flooring, recently fitted cupboards and counter tops, also extended to accommodate a large breakfast table and understairs storage cupboard with consumer unit and floor standing oil boiler.

Conservatory 7'5" x 7'5"

Fully double glazed widows to three sides with a dwarf wall base, tiled flooring, with walled lighting and corrugated plastic roof.

Landing

Carpeted stairs and hallway, single radiator at top of stairs, small window to side elevation and pendant lighting.

Master Bedroom 10'0" x 14'5"



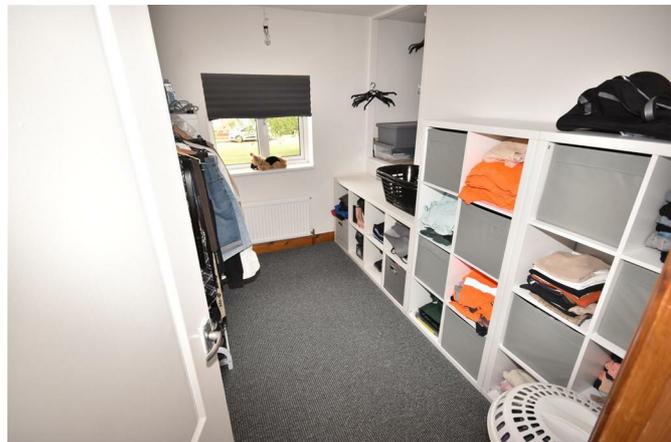
Having a large window to the front elevation with radiator underneath, laminate flooring, small storage cupboard with water tank, feature wall paper, pendant lighting and beautifully presented.

Bedroom 2 9'0" x 13'4"



Window to the rear elevation, radiator, carpeted, large double bed, pendent lighting and room for double wardrobes.

Bedroom 3 10'1" x 8'4"



Window to the rear elevation, radiator, large cupboard above the stairs, pendant lighting, carpeted, built in shelving and room for double bed.

Bathroom 6'3" x 9'4"

This room has a window to the rear elevation, small eyeline window to the side elevation, tiled flooring, chrome wall towel rail, spot lighting, feature white washed wooden slated ceiling, wonderfully presented, bath with chrome mixer taps, separate rainfall shower cubical, close-coupled WC, chrome mixer tap sink with vanity unit and extractor ventilation fan.

Outside



There is a large gravel driveway with room for up to 3 cars, side access gate with concreted area leading to small step to garden area which is laid with pea gravel throughout, a small dog kennel, medium sized shed with oil tank situated behind it, outside electric points, wooden decking to one half of garden from patio doors to summer house with LED decking lights and gate leading to large wild grassed conservation area for walks.

Summer House 9'0" x 9'0"



Hexagonal summer house, window to one elevation, fully insulated with flat roof, mains electric, pendant lighting and very well presented.

Disclaimer 1

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

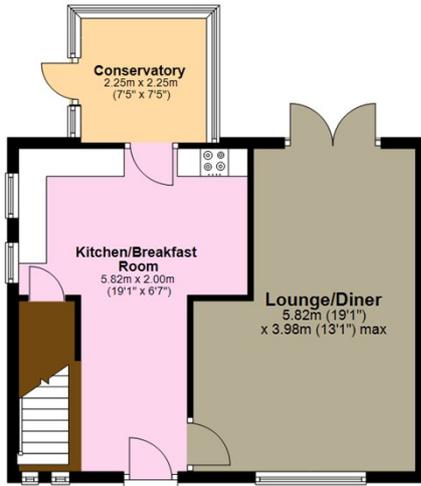
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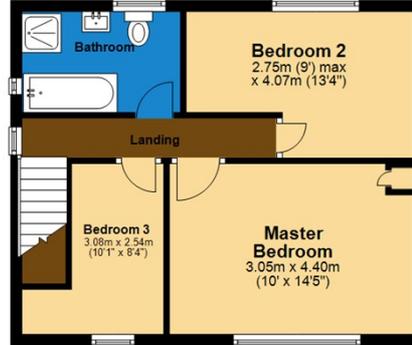
Ground Floor

Approx. 46.6 sq. metres (501.7 sq. feet)



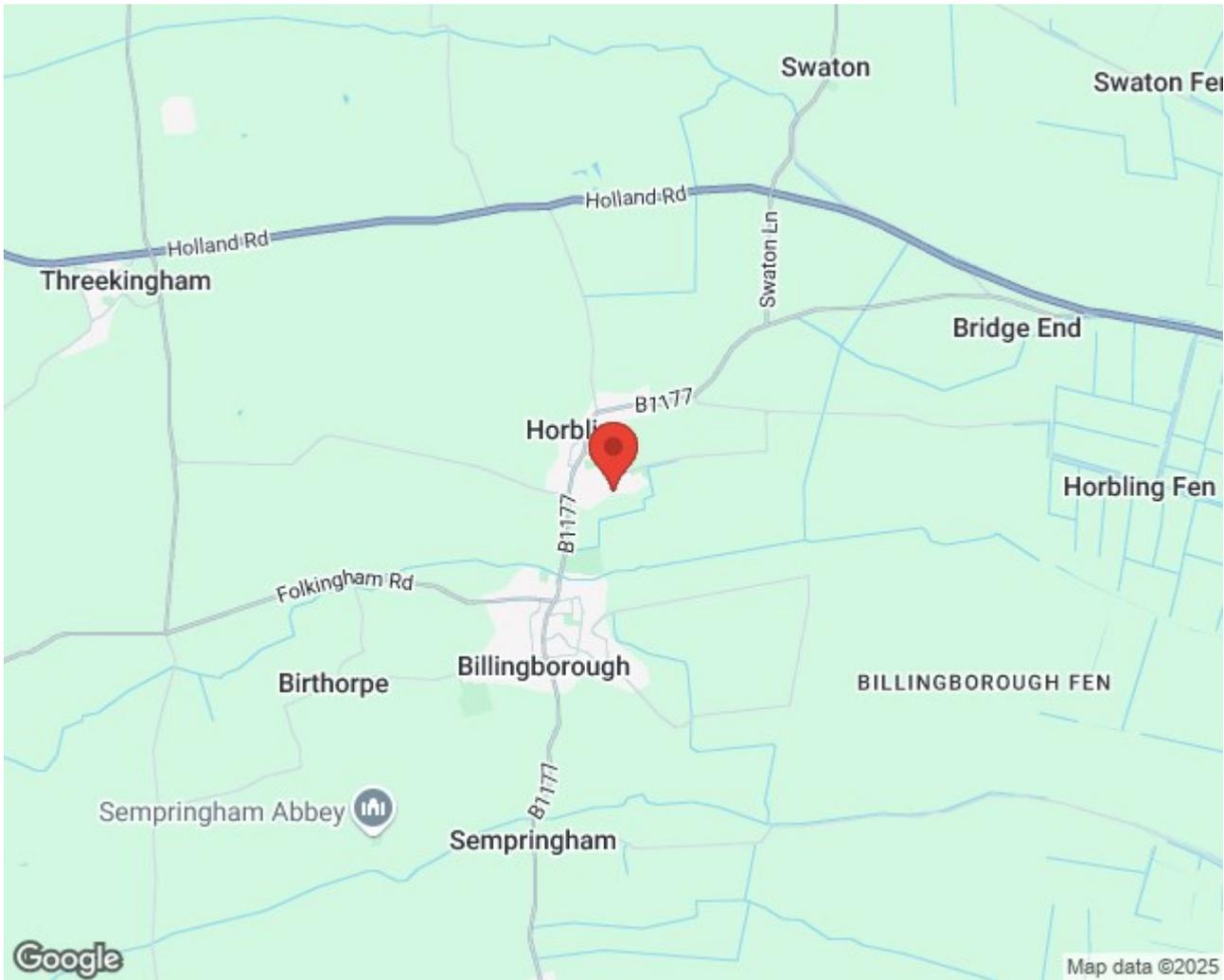
First Floor

Approx. 42.1 sq. metres (453.0 sq. feet)



Total area: approx. 88.7 sq. metres (954.7 sq. feet)

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Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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