



Main Street

West Ashby, Horncastle, LN9 5PT

£205,000



Welcome to this delightful property located within a close community village that consists of the local church, a village hall which is used by several local groups and for community fundraising events, if you enjoy a local public house for socialising then the West Ashby Arms is the ideal location for you.

The prestigious market town of Horncastle is a short drive from West Ashby at just two miles, where the schools and parks are situated as well as your local super stores some of which offer delivery for your convenience.

The surrounding area provides plenty of activity choices, Ashby Park is a little over a mile from the property as well as Twin Lake Fisheries, both of these locations are ideal for either fishing or just taking a walk. Whether you are a beginner or an experienced player there is a local golf course for all to enjoy. As well as Horncastle tennis and cricket court with the local football club a short walk away from the courts.

For the family days out when you are wanting to get away from your amidst entertainment, enjoy a short twenty-five mile view filled drive to the Skegness Beach, providing entertainment for the whole family with arcades,



Description

Somervilla is a great opportunity for any one down sizing or in need of a bungalow in a tranquil village location. The property briefly comprises of ; kitchen, lounge, two double bedrooms and family bathroom with gardens to the front and rear, driveway and garage.

Lounge 14'6" x 12'7" (4.42m x 3.86m)

The lounge is a spacious room and has dual aspect windows with a bay window to the front, wooden fire surround with an electric log effect burner and hearth, carpet, central lighting and a radiator.

Kitchen 10'9" x 10'9" (3.30m x 3.30m)

The kitchen is a rear facing room, with access through the side UPVC door, with an electric oven, hob and extractor fan, there is space for appliances under the counter. The units within the kitchen are a cream with granite grey counter tops which wooden flooring.

Hallway 15'5" x 5'4" (4.70m x 1.63m)

The hallway for the property is a spacious which consists of tiled flooring, radiator and a built in storage area and heating controls.

Master Bedroom 12'7" x 12'4" (3.86m x 3.78m)

The master bedroom is a double front facing spacious bedroom with carpeted floor, a large window, radiator and central lighting.

Bedroom Two 11'6" x 10'9" (3.53m x 3.30m)

Bedroom two is a rear facing double bedroom with carpet, central lighting, a window and a radiator.

Bathroom 8'2" x 5'6" (2.51m x 1.70m)

The bathroom consists of partially tiled walls, tiled floor and a three piece suite including a sink, WC, a 'P' shape bath where a shower sits above.

Outside

The front garden has a border consisting of a brick wall with mature shrubs above providing privacy. There is a concrete path leading from the shared driveway to the front door leaving the property accessible for all.

The rear garden is a low maintenance area as it has gravel gardens where a brick outbuilding with a metal roof sits. Further around the property is an enclosed 'secret' garden area where a pergola covers a bench set, providing comfortable seating when wanting to sit in the outdoors.

Detached Garage 14'11" x 8'9" (4.57m x 2.67m)

The driveway for the property is shared with the neighbours, however there is a private garage that has light and power to be able to store your vehicles.

Disclaimer

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- 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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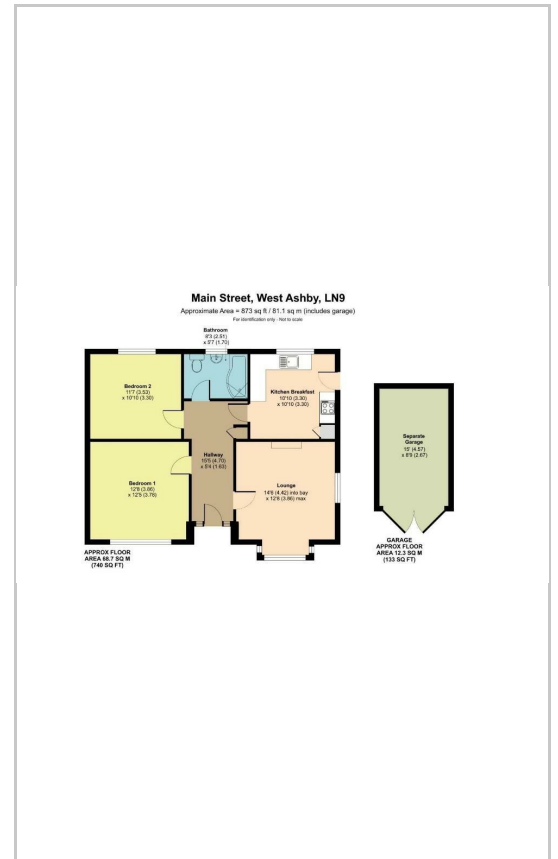
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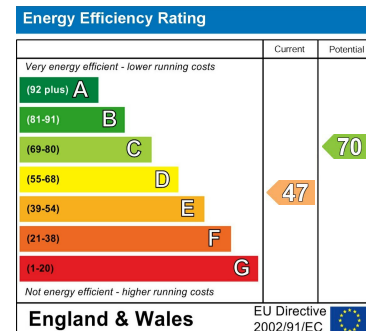
Area Map



Floor Plans



Energy Efficiency Graph



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