



*10 The Park,
, LN4 4SN
Offers In Region Of £200,000*



- Well Presented Detached Bungalow
- Sought After Location
- Large Dining Kitchen
- 2 Bedrooms, Shower Room
- Garage & Ample Parking
- Convenient Sized Corner Plot Gardens

Offered to the market is this well presented and maintained detached two bedroom bungalow on a corner plot with garage and ample off road parking, private rear gardens and situated within this much sought after area of the village. There is gas fired central heating and uPVC sealed double glazed units throughout.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

www.waltersestateagents.co.uk





Entrance to the property with its storm porch over is gained through a uPVC sealed double glazed door and opens into:

RECEPTION HALL With built-in airing cupboard also housing the gas fired wall mounted combination boiler. (Installed in 2011 together with all radiators). Telephone point, coved ceiling and radiator.

LOUNGE 12' 9" x 12' 2" (3.89m x 3.71m) With bay window to the front aspect and having radiator, TV and telephone points.



DINING KITCHEN 16' 1" x 12' 6" (4.9m x 3.81m) Having stainless steel 1½ bowl single drainer sink unit and range of base cupboards and drawers under worktops with wall cupboards over with concealed lights. Built-in electric double oven and grill with four ring ceramic hob with extractor fan and light over, space for washing machine, integral fridge and separate freezer, radiator, part-tiled walls, in-set ceiling lights and uPVC sealed double glazed rear entrance door.

BEDROOM ONE 10' 9" x 9' 4" (3.28m x 2.84m) With rear aspect and radiator.

BEDROOM TWO 10' 4" x 8' 9" (3.15m x 2.67m) With radiator and views over the front garden.

SHOWER ROOM Having fully tiled walls and floor with a corner shower cubicle with electric shower unit, pedestal hand basin and low level WC, extractor fan, electric wall heater and heated towel rail.

OUTSIDE - GARAGE 18' 9" x 8' 10" (5.72m x 2.69m) With electric up-and-over door, power and light connected, cold water tap and uPVC sealed double glazed side entrance door.

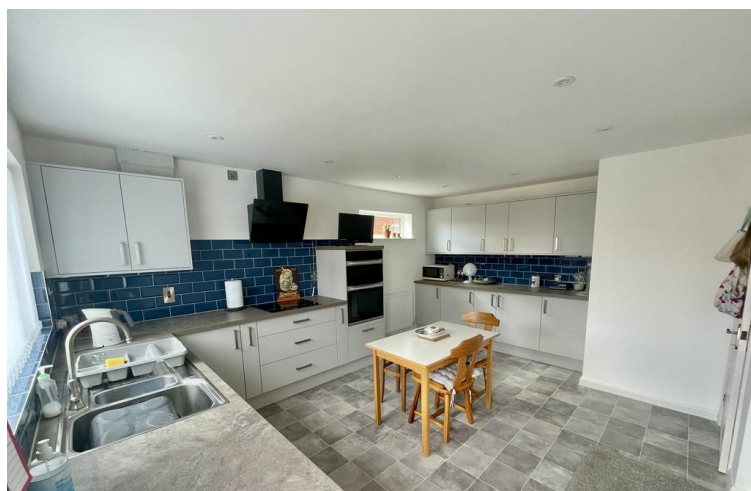
THE GARDENS The property is approached over a double width driveway providing ample parking space. Corner plot gardens, mainly open plan with mature shrubs and gated access to a fully enclosed and private courtyard garden laid with low maintenance in mind with paving and a variety of ornamental shrubs to borders.

OUTGOINGS - The property is situated within the East Lindsey District Council and we are advised is in Property Band B.

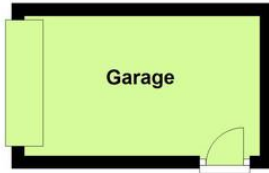
POSSESSION - Vacant possession will be given on completion.

FIXTURES AND FITTINGS - All those detailed are included in the sale as are the fitted carpets.

VIEWING - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters.



Ground Floor



MONEY LAUNDERING REGULATIONS: Under the Money Laundering Rules 2007, The Proceeds of Crime Act 2002 and The Terrorism Act 2000 the Agent is legally obliged to verify the identity of the Client through sight of legally recognised photographic identification (e.g. passport, photographic drivers licence) and documentary proof of address

BUILDING MEASUREMENTS: All building measurements have been taken in accordance with the RICS code of measuring practice

DISCLAIMER: Walter's- have not tested any apparatus, equipment, fixtures, fittings or services so cannot verify that they are in working order. The purchaser is advised to obtain verification from their Solicitor or Surveyor. Where internal photographs are shown, they are to portray the layout. Please check to confirm if items are included in the purchase price.

MISREPRESENTATION ACT 1967 NOTICE: Whilst every care is taken to ensure the accuracy of these particulars, -Walter's-, for themselves and for the vendors/lessors of this property whose agents are, give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of - Walter's- or their client. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Their client does not make or give, and neither -Walter's- nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		83