



***8 Townhill Lane,
Bucknall, LN10 5DS
Asking Price Of £179,950***



- Delightful Semi-Detached Home
- Lounge Opens to Private Rear Garden
- 3 Bedrooms, Bathroom
- Garage & Parking
- Appealing Cul-de-Sac Overlooking the Green
- Electric Storage Heating

Walters are delighted to offer to the market this well-maintained semi-detached three-bedroom home, situated in a highly appealing cul-de-sac location overlooking The Green. Internally, the property features sealed double-glazed windows throughout and recently installed (approximately 18 months ago) electric storage heaters. The well-proportioned accommodation includes a rear lounge with patio doors that open onto a private, fully enclosed, and attractive rear garden, with gated access to the garage and private parking area.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

www.waltersstateagents.co.uk





RECEPTION HALL Having staircase to the first floor with under stairs storage cupboard with light, night storage heater.

LOUNGE 16' 3" x 10' 8" (4.95m x 3.25m) (Max) A delightful room overlooking the attractive landscaped rear gardens through patio doors, TV and telephone points, electric storage heater.

DINING KITCHEN 13' 7" x 8' 9" (4.14m x 2.67m) Having stainless steel 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over and concealed lights. Built-in electric fan assisted oven and grill, four ring ceramic hob with extractor fan and light over, space and plumbing for washing machine, space for tumble dryer, space for fridge and freezer, under floor electric heating with a tiled floor. Electric fan heater at floor level and part-tiled walls.

CLOAKROOM Having low level WC, corner pedestal hand basin and extractor fan.

FIRST FLOOR LANDING With access to the roof void.

BEDROOM ONE 13' 3" x 9' 0" (4.04m x 2.74m)
Overlooking the rear garden and having electric wall heater, TV and telephone points.

BEDROOM TWO 11' 4" x 8' 0" (3.45m x 2.44m)
Overlooking the front garden with TV and telephone points.

BEDROOM THREE 7' 9" x 7' 9" (2.36m x 2.36m)
Having electric wall heater, telephone point, built-in airing cupboard housing the hot water tank.

BATHROOM 8' 4" x 6' 8" (2.54m x 2.03m) Having panelled bath with mixer taps, corner shower cubicle, pedestal hand basin and low level WC. Shaver point and extractor fan.

OUTSIDE - GARAGE 17' 3" x 8' 5" (5.26m x 2.57m)
Having up-and-over door and with power and light connected.

OUTSIDE The property is approached through an iron gate and over a footpath to the main entrance door. Small lawn gardens behind hedging. Vehicular access is over a shared private driveway providing a gravel car-parking space fronting the garage. The rear gardens are fully enclosed and private, gated access to the garage and mainly laid to lawn with established shrubs to the borders.

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

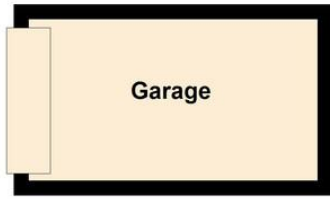
POSSESSION - Vacant possession will be given on completion.

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

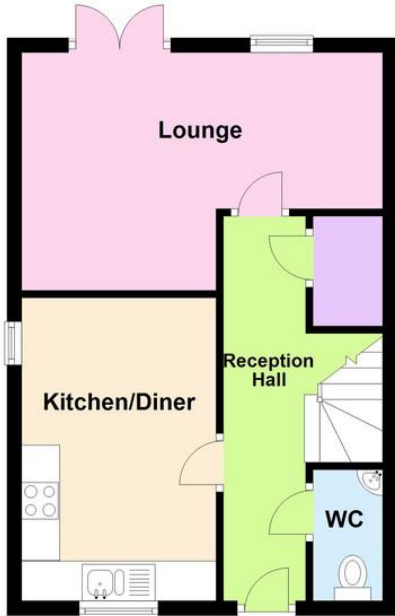
VIEWING - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walter.



Ground Floor



First Floor

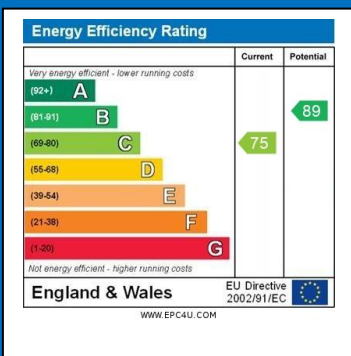


Floor plans are to show layout only and not drawn to scale.

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.