



***23 Lodington Court,
Horncastle, LN9 6RZ
Asking Price Of £235,000***



- Well Presented Family Home
- Lounge/Diner, Conservatory
- 3 Bedrooms (1 ensuite)
- Garage, Good Sized Gardens
- Peaceful Cul-de-Sac Location
- Gas Fired Central Heating, uPVC Units

Set in a corner of this quiet and peaceful cul-de-sac and within this much sought after residential area of the town, is this well presented and maintained detached three bedroom family home. The property offers spacious accommodation, and is set in larger than average gardens with garage to the front and off road parking.



Woodhall Spa - 01526 353185
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ENTRANCE HALL With uPVC double glazed entrance door, door to the lounge, access to:

CLOAKROOM With low level WC, vanity hand basin with cupboard under, radiator.

LOUNGE AREA 14' 2" x 13' 5" (4.32m x 4.09m) Having staircase to the first floor, feature fire surround with hearth and fitted coal effect fire, radiator, wall thermostat, dado rail, two TV points. Telephone point and open access to:

DINING AREA 10' 7" x 7' 3" (3.23m x 2.21m) Having double radiator, dado rail, door to the kitchen and uPVC sealed double glazed sliding patio doors to:

CONSERVATORY 11' 8" x 9' 8" (3.56m x 2.95m) Being part-brick with uPVC sealed double glazed windows with double doors to the rear garden, window blinds, ceiling fan light and radiator.

KITCHEN 11' 8" x 7' 5" (3.56m x 2.26m) 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 double oven and grill, four ring gas hob with extractor fan and light over, integral freezer, space for fridge, space for washing machine. Part-tiled walls, uPVC sealed double glazed rear entrance door, radiator, gas fired wall mounted boiler.

FIRST FLOOR LANDING Having smoke detector, access to the roof void and built-in airing cupboard housing the pre-lagged hot water tank with immersion heater fitted and wall shelving.

BEDROOM ONE 11' 0" x 9' 9" (3.35m x 2.97m) (Plus access) With radiator, TV point and built-in double wardrobe.

EN-SUITE SHOWER ROOM Having fully tiled shower cubicle with folding door, hand basin and low level WC. Part-tiled walls, extractor fan, radiator.

BEDROOM TWO 11' 9" x 8' 7" (3.58m x 2.62m) With radiator.

BEDROOM THREE 9' 3" x 7' 8" (2.82m x 2.34m) (Max) with radiator and built-in single wardrobe.

L-SHAPED BATHROOM Having a P-shaped panelled bath with shower mixer taps and side splash screen, vanity hand basin and low level WC. Part-tiled walls, extractor fan and radiator.

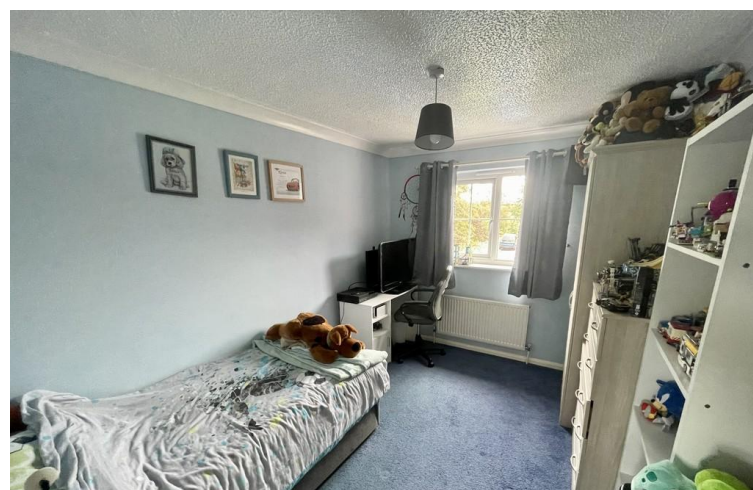
OUTSIDE - GARAGE 17' 0" x 7' 6" (5.18m x 2.29m) With up-and-over door and with power and light connected.

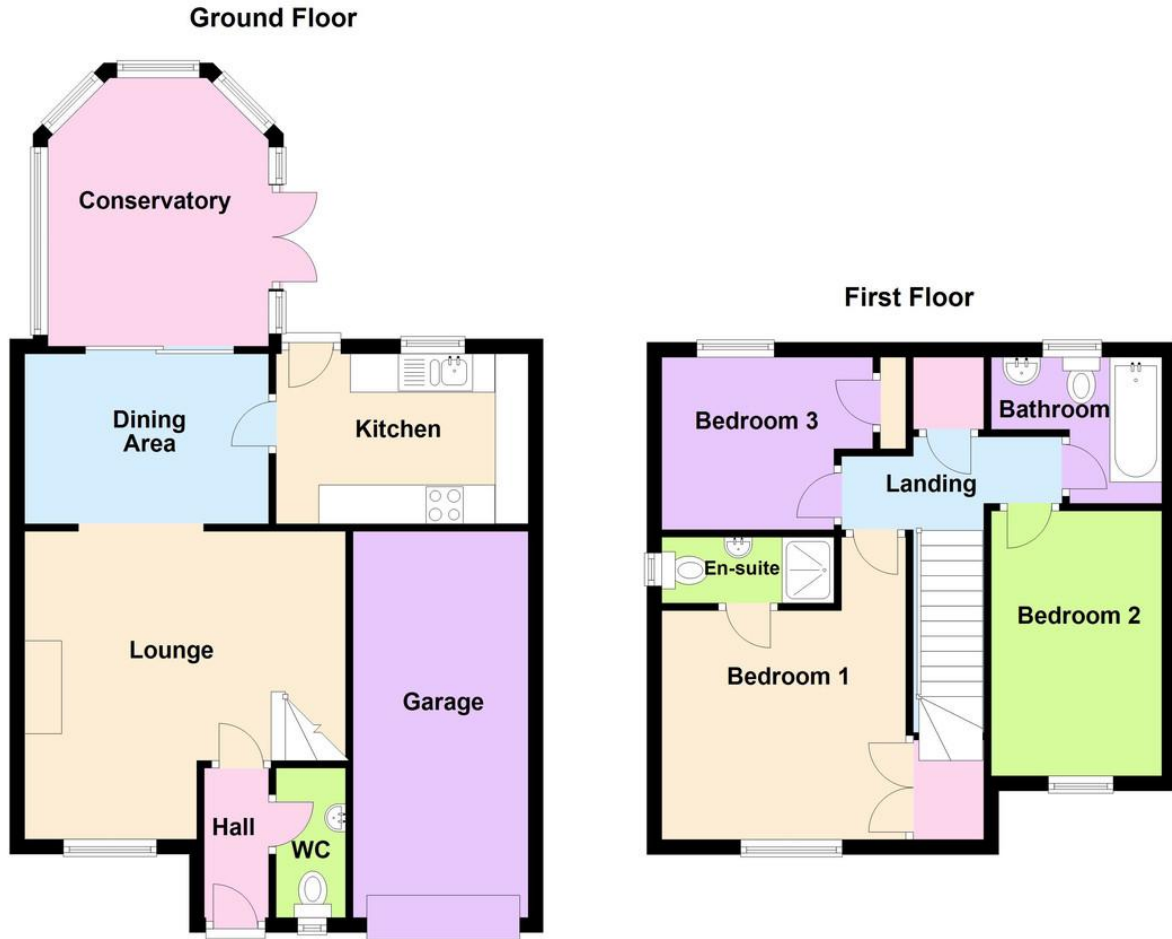
THE GARDENS The property is approached over a tarmac driveway with parking and has an 'astro-turf' front garden with slabbed footpaths leading to the fully enclosed rear garden with slabbed patio area and with lawn garden beyond with raised flower bed.

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

POSSESSION - Vacant possession will be given on completion.

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



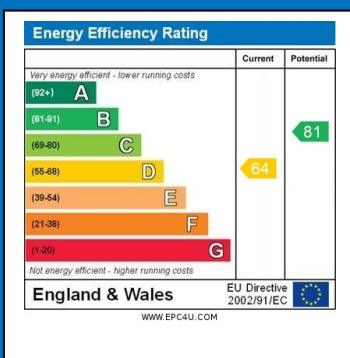


Floor plans are to show layout only and not drawn to scale.

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.