

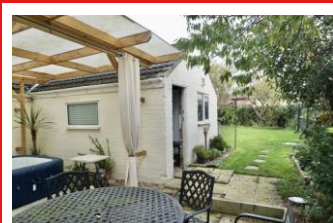
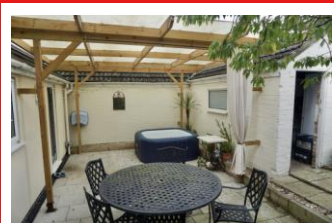


***Bay Tree Cottage, 7 Low Toynton Road,  
Horncastle , LN9 5LL  
Asking Price of £425,000***



- Detached Extended Family Home
- Large Living/Dining Kitchen
- 4 Double Bedrooms
- 2 Bath/Shower Rooms
- Good Sized Gardens
- Double Length Garage & Workshop

Walter's are pleased to offer to the market this spacious, beautifully presented and maintained four bedroom detached family home, set in a prime and much sought after area of the town, in good sized gardens with large double length garage and workshop and covered patio area to the rear.



**Horncastle - 01507 526877 & Woodhall Spa - 01526 353185**

[www.waltersstateagents.co.uk](http://www.waltersstateagents.co.uk)





The property, which is located in a prime area towards the outskirts of the town, close to the Wolds Wildlife Park and bridal ways, ideal for walking dogs. The property has uPVC sealed double glazed windows and doors throughout together with gas fired central heating.

**SIDE ENTRANCE HALL** With staircase to the first floor with under stairs storage cupboard, radiator, wall thermostat, in-set ceiling lights and tiled floor.

**CLOAKROOM** With low level WC, vanity hand basin with cupboard under, tiled floor, extractor fan and gas fired wall mounted combination boiler.

**LOUNGE 22' 8" x 11' 9"** (6.91m x 3.58m) Having feature brick recess housing the cast iron multi fuel stove, two radiators, feature bay window, TV aerial point, laminate flooring and uPVC sealed double glazed doors to:

**CONSERVATORY 10' 0" x 9' 8"** (3.05m x 2.95m) Being part brick with uPVC sealed double glazed windows and double doors to the front garden, insulated roof, tiled flooring, window and door blinds, radiator and wall lights.

**LIVING/DINING KITCHEN**

**LIVING AREA** 11' 8" x 9' 8" (3.56m x 2.95m) Having tiled flooring, radiator, beam ceiling with in-set ceiling lights, TV and telephone points, open access to: **DINING KITCHEN** 15' 7" x 11' 4" (4.75m x 3.45m) Having 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with cupboards over. Canon free standing gas/electric cooker (available by separate negotiation), space and plumbing for dishwasher, space and plumbing for American style fridge/freezer, in-set ceiling lights.

**UTILITY ROOM** 15' 6" x 7' 9" (4.72m x 2.36m) Having 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Space and plumbing for washing machine and tumble dryer, extractor fan, in-set ceiling lights, radiator, uPVC sealed double glazed side entrance and rear entrance doors.

**FIRST FLOOR LANDING** With small **STUDY AREA** off with radiator and access to the fully insulated roof space.

**SHOWER ROOM** 8' 2" x 5' 9" (2.49m x 1.75m) Having tiled shower cubicle with electric shower unit, vanity hand basin and low level WC. Heated towel rail, extractor fan and fitted shelved storage cupboards.

**BEDROOM ONE** 13' 9" x 11' 0" (4.19m x 3.35m) (Including bay window) with radiator.

**BEDROOM TWO** 11' 8" x 11' 0" (3.56m x 3.35m) With radiator and small access to the roof void.

**BATHROOM** 12' 0" x 6' 6" (3.66m x 1.98m) With free standing roll-top bath with claw feet and antique style shower mixer taps, twin vanity hand basin with cupboards under and low level WC. Walk-in shower cubicle with waterfall shower head, extractor fan, in-set ceiling lights and heated towel rail.

**BEDROOM THREE** 12' 4" x 9' 7" (3.76m x 2.92m) With radiator and laminate flooring.

**BEDROOM FOUR** 12' 6" x 9' 7" (3.81m x 2.92m) (Max) Being L-shaped with radiator and laminate flooring.

**OUTSIDE** Immediately off the utility room is a: **COVERED AREA** 13' 9" x 12' 6" (4.19m x 3.81m) With slabbed patio area with privacy curtain, ideal for a hot tub. **WORKSHOP** 12' 6" x 9' 9" (3.81m x 2.97m) Brick and tiled. With range of base storage cupboards and drawers under worktops with power and light connected.

**BRICK & TILED DOUBLE LENGTH GARAGE** 29' 4" x 9' 0" (8.94m x 2.74m) Extending to the rear to 13' 0" x 3.96m with electric remote control roll-up door and with power and light connected.



**THE GARDENS** The property is approached over a tarmac driveway providing ample parking space for several vehicles through a five bar gated access with small lawn to the front. Gated access to the side of the garage where there is further room for another garage (subject to PP), leading to established gardens mainly laid to lawn with a variety of fruit trees and rare Tiberian Cherry Trees. There is also a timber and felt **SUMMER HOUSE** with a slabbed patio area.



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

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.

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.

