



***20 Lodington Court,  
Horncastle, LN9 6RZ  
Asking Price Of £200,000***



- Detached Family Home
- Lounge/Diner, Kitchen
- 3 Bedrooms (1 en-suite)
- Garage & Convenient Sized Gardens
- Cul-de-sac Location
- NO UPWARD CHAIN

Walters are pleased to offer to the market this detached three bedroom family home, situated within a quiet cul-de-sac with a lovely outlook to the front within this popular and much sought after residential location. The property benefits from uPVC sealed units together with gas fired central heating, and new boiler just installed with a 10 year guarantee. NO UPWARD CHAIN.



**Woodhall Spa - 01526 353185**  
[www.waltersestateagents.co.uk](http://www.waltersestateagents.co.uk)





**ENTRANCE LOBBY** Approached through a uPVC sealed double glazed entrance door with radiator and CLOAKROOM off with low level WC, hand basin with tiled splashback and radiator.

**LOUNGE** 14' 2" x 13' 5" (4.32m x 4.09m) (Max) Having staircase to the first floor, double radiator, wall thermostat, TV and telephone points. Open archway to:

**DINING AREA** 10' 8" x 7' 3" (3.25m x 2.21m) With double radiator, sealed double glazed sliding patio doors to the rear garden.

**KITCHEN** 11' 8" x 7' 5" (3.56m x 2.26m) Having stainless steel 1½ bowl single drainer sink unit with range of base cupboards and drawers under worktops with wall cupboards over. Built-in electric double oven and grill with four ring gas hob with extractor fan and light over. Space and plumbing for dishwasher, uPVC rear entrance door, radiator. Newly installed Worcester Bosch gas fired wall mounted boiler.



**FIRST FLOOR LANDING** With access to the roof void and built-in shelved airing cupboard with hot water tank.

**BEDROOM ONE** 13' 2" x 11' 2" (4.01m x 3.4m) Having radiator, built-in double wardrobe and two fitted single wardrobes with wall cupboards over the bed head.

**EN-SUITE SHOWER ROOM** Having tiled shower cubicle with electric shower unit, hand basin and low level WC. Part-tiled walls, extractor fan and radiator.

**BEDROOM TWO** 11' 8" x 8' 7" (3.56m x 2.62m) With radiator.

**BEDROOM THREE** 9' 4" x 7' 8" (2.84m x 2.34m) With radiator and built-in single wardrobe.

**BATHROOM** Having panelled bath with shower mixer taps, pedestal hand basin and low level WC. Part-tiled walls, radiator and extractor fan.

**OUTSIDE - INTEGRAL GARAGE** 16' 7" x 8' 0" (5.05m x 2.44m) With up-and-over door, power and light connected and having plumbing for washing machine.

**THE GARDENS** To the front is an open planned lawn garden with tarmac driveway leading to the garage with car-parking space. Slabbed footpaths lead to the fully enclosed rear garden where there is a slabbed patio area, and gravel garden for ease of maintenance flanked by shrub beds. There is an outside cold water tap.

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

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

**POSSESSION** - Vacant possession will be given on completion.

**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.

