

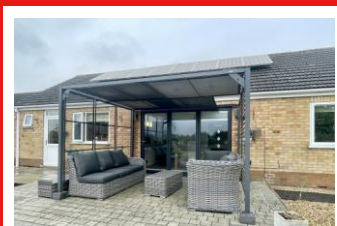


*Chopendon, Upland Close,
Horncastle, LN9 5AR
Asking Price Of £299,500*



- Fully Renovated Detached Bungalow
- Quality Accommodation Throughout
- Delightful Living/Dining Kitchen
- Lovely Rear Garden
- Gas Central Heating, uPVC Units and Solar Panels
- Prime, Sought After Location

Situated in this prime and much sought after quiet town location, is this fully renovated detached two bedroom bungalow with delightful living/dining kitchen with bi-folding doors opening onto the patio and rear garden backing onto the Grammar School playing field. The property has gas fired central heating, uPVC units throughout together with solar panels which feed into the tariff and the Agents can thoroughly recommend an internal inspection.



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RECEPTION HALL Having laminate flooring, radiator, telephone point and double doors opening into the:

LOUNGE 15' 2" x 11' 8" (4.62m x 3.56m) Having views over the front garden, radiator.

LIVING/DINING KITCHEN 24' 7" x 11' 0" (7.49m x 3.35m) (Max) Having 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over with concealed lights. Built-in electric fan assisted oven with warming drawer under, four ring induction hob with light over, integral fridge and separate freezer, integral dishwasher, two radiators. Tiled floor and bi-folding doors opening onto a covered patio area.

REAR ENTRANCE UTILITY ROOM With uPVC sealed double glazed entrance door, tiled floor, radiator, space and plumbing for washing machine, space for tumble dryer and door to the garage.

CLOAKROOM Having tiled floor, low level WC and gas fired wall mounted boiler.

BEDROOM ONE 14' 6" x 11' 4" (4.42m x 3.45m) Having range of free standing wardrobes, ceiling fan light and radiator.

BEDROOM TWO 10' 9" x 9' 8" (3.28m x 2.95m) With radiator.

BATHROOM 10' 8" x 7' 8" (3.25m x 2.34m) Having a free standing bath with central mixer taps, large walk-in shower cubicle, vanity hand basin, illuminated wall mirror over, low level WC. Tiled floor, heated towel rail, extractor fan.

INTEGRAL GARAGE 18' 0" x 8' 4" (5.49m x 2.54m) Having up-and-over door and with power and light connected, access to the roof void via loft ladder and the void is part boarded. The Agents consider that the garage could easily be converted into a third bedroom (if required) with an en-suite, subject to the necessary approvals etc.

THE GARDENS The property is approached over a concrete driveway with ample parking space and gravelled area for ease of maintenance. Gated access to either side leads to a raised patio area with steps down to a good sized lawn beyond with ornamental shrub beds. There is timber **DECKING** and patio area with lights, beyond are open views over the Grammar School playing field.

TIMBER AND FELT WORKSHOP 15' 4" x 7' 4" (4.67m x 2.24m) Included in the sale, power and light connected. Side and double entrance doors.

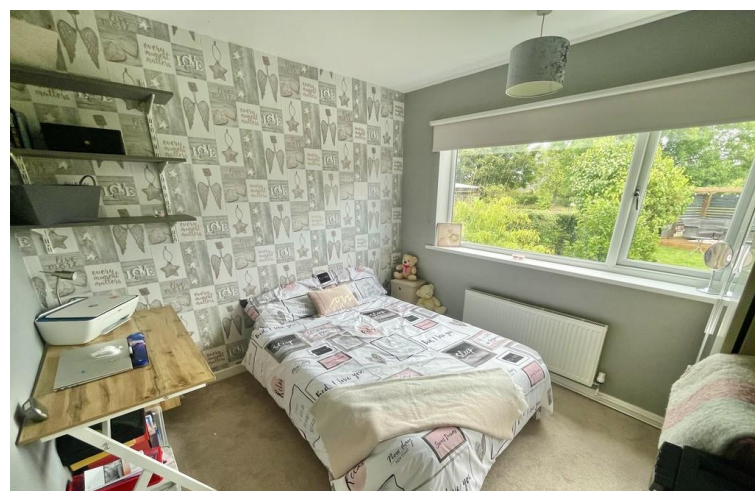
Outside cold water tap and lights.

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.

FIXTURES AND FITTINGS - All those detailed are included in the sale as are the fitted carpets. The **SOLAR PANELS** are OWNED and feed into the grid and gives a yearly income in the region of £1200 - £1500 per annum.

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



Ground 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.

