

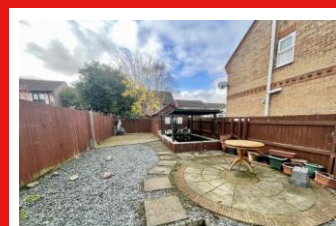
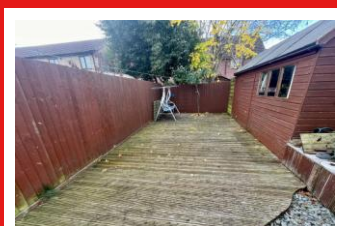
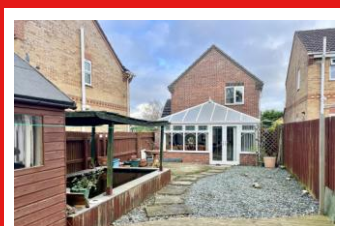


22 Lodington Court,
Horncastle, LN9 6RZ
Asking Price Of £215,000



- Detached Modern 3 Bedroom Family Home
- Surprisingly Spacious
- 2 Reception Rooms
- Conservatory
- Low Maintenance Garden
- Garage, Workshop & Parking

Situated in a peaceful cul-de-sac location within this popular residential area of the town, is this detached modern three bedroom family home. The property has spacious accommodation and benefits from two reception rooms, large conservatory and is set within low maintenance gardens with a garage and off road parking.



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RECEPTION HALL Approached through a uPVC sealed double glazed entrance door with staircase to the first floor, radiator, wall thermostat, smoke detector and wood effect flooring.

CLOAKROOM Having low level WC, hand basin, radiator and tiled floor.

LOUNGE 16' 9" x 10' 9" (5.11m x 3.28m) Having fitted wall flueless gas fire, double and single radiators, wood effect flooring, TV aerial point and sealed double glazed sliding patio doors opening into:

LARGE CONSERVATORY 16' 0" x 12' 0" (4.88m x 3.66m) Being part-brick with uPVC sealed double glazed windows and double doors opening into the garden. Tiled floor, electric wall heater, ceiling fan lights. Opening roof light window, wall lights, window and door blinds and radiator.

DINING ROOM 10' 7" x 8' 7" (3.23m x 2.62m) With radiator, telephone point and wood effect flooring.

KITCHEN 14' 2" x 7' 9" (4.32m x 2.36m) Fitted out with a single drainer sink unit with mixer taps, range of base cupboards and drawers under with carousel unit, matching wall units over. Smeg

dual range cooker with three electric ovens and grill, six gas burners with splashback and extractor fan and light over. Built-in slim line dishwasher, space and plumbing for washing machine. Storage cupboard housing the gas fired wall mounted boiler, double radiator, uPVC sealed double glazed rear entrance door and under stairs storage cupboard.

FIRST FLOOR LANDING Having radiator, smoke detector, built-in airing cupboard housing the hot water tank and access to the roof void over a loft ladder, which is boarded with light.

BEDROOM ONE 11' 9" x 11' 4" (3.58m x 3.45m) Having radiator, TV aerial point and built-in double wardrobe with double hanging rail.

BEDROOM TWO 11' 1" x 9' 8" (3.38m x 2.95m) Having radiator, TV aerial lead and built-in double wardrobe with interior shelf and hanging rail.

BEDROOM THREE 8' 1" x 6' 8" (2.46m x 2.03m) Having radiator, TV aerial lead and built-in single wardrobe with double hanging rail.

BATHROOM 7' 9" x 5' 5" (2.36m x 1.65m) Having a shaped panelled Jacuzzi bath with shower over and side screen, hand basin with wall mirror over and shelving. Low level WC, fully tiled walls, heated towel rail, extractor fan and shaver point.

OUTSIDE - GARAGE 17' 5" x 8' 4" (5.31m x 2.54m) Having up-and-over door and side personal door, power and light connected. There is also to the side of the garage a lean-to timber STORE SHED.

THE GARDENS The property is set in a quiet cul-de-sac location approached over a tarmac driveway with two car parking spaces fronting the garage. Further parking to the front on gravel. Gated access to the side of the garage approached over a footpath and leading to the rear of the property. Other side garden which is low maintenance with slabbed patio area, further slate and gravel area with in-set shrubs. Raised covered fish pond and timber decking patio area.

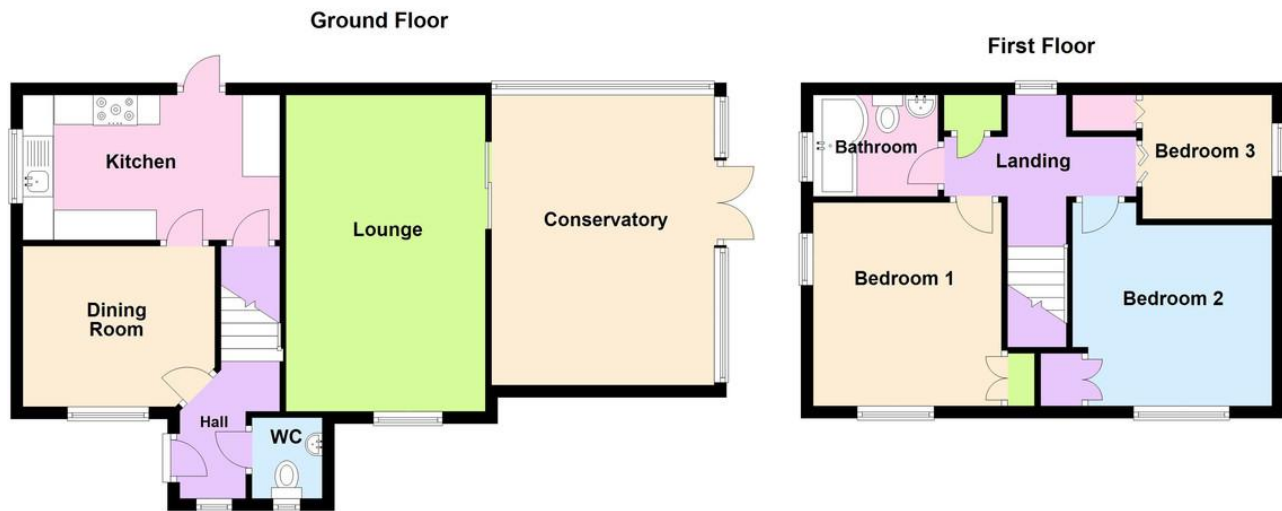
WORKSHOP 13' 5" x 7' 5" (4.09m x 2.26m) Timber and felt, fully insulated with power and light, work bench and storage cupboards.

OUTGOINGS - The property is set 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.





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.

