

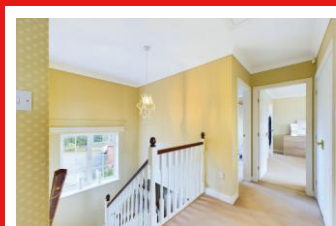
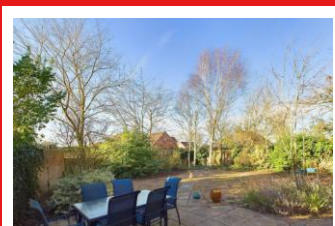


**73 Louth Road,
Horncastle, LN9 5EN
Asking Price Of £449,950**



- Desirable Detached Family Home
- Spacious Versatile Accommodation
- 3 Reception Rooms
- 4 Bedrooms, 3 Bathrooms
- Double Garage, Ample Parking
- Prime, Sought After Location

Offered to the market is this highly desirable and very spacious detached family home having versatile accommodation, set within low maintenance gardens with ample parking space available. The property has gas fired central heating, uPVC sealed double glazed units throughout and is situated in a prime, much sought after area towards the outskirts of the town.



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RECEPTION HALL Having return staircase to the first floor with under stairs storage cupboard, radiator, built-in double cloaks cupboard.

LOUNGE 24' 8" x 12' 8" (7.52m x 3.86m) Having feature fire surround housing the coal effect gas fire, two radiators, feature bay window to the front elevation, uPVC sealed double glazed sliding patio doors to the rear garden, TV and telephone points.

DINING ROOM 12' 6" x 10' 4" (3.81m x 3.15m) Approached through double doors from the reception hall, with radiator, and TV point.



STUDY 9' 9" x 9' 0" (2.97m x 2.74m) (Plus access) Having access door to the double garage, radiator, telephone point and in-set ceiling lights.

BATHROOM 7' 4" x 5' 8" (2.24m x 1.73m) Having panelled bath with shower over with side screen, vanity hand basin with double cupboard under and low level WC. Heated towel rail, extractor fan, in-set ceiling lights and shaver point.

BREAKFAST KITCHEN 16' 5" x 12' 3" (5m x 3.73m) Having stainless steel twin bowl single drainer sink unit with mixer taps, range of base cupboards and drawers under worktops with wall cupboards over. Built-in electric double oven and grill, four ring

gas hob with extractor fan and light over, space and plumbing for dishwasher, central island with cupboards under, radiator, TV aerial point.

UTILITY ROOM 8' 0" x 7' 9" (2.44m x 2.36m) Having stainless steel single drainer sink unit with cupboard under and wall cupboards over, space and plumbing for washing machine and space for tumble dryer. Radiator, gas fired wall mounted boiler, uPVC sealed double glazed side entrance door.

FIRST FLOOR LANDING With radiator, built-in airing cupboard housing the pre-lagged hot water tank with immersion heater fitted, access to the roof void over a loft ladder.

BEDROOM ONE 15' 6" x 12' 4" (4.72m x 3.76m) Having two fitted double wardrobes, TV and telephone points, radiator.

EN-SUITE SHOWER ROOM 8' 2" x 4' 4" (2.49m x 1.32m) Having fully tiled walk-in shower cubicle, vanity hand basin with double cupboard under and low level WC. Wall mirror, extractor fan, in-set ceiling lights, heated towel rail, shaver point.

BEDROOM TWO 12' 9" x 11' 3" (3.89m x 3.43m) Having radiator, TV aerial point and built-in triple wardrobe.

BEDROOM THREE 12' 9" x 9' 1" (3.89m x 2.77m) Having radiator, TV aerial point and built-in triple wardrobe.

BEDROOM FOUR 11' 4" x 8' 9" (3.45m x 2.67m) With radiator.

BATHROOM 10' 4" x 9' 0" (3.15m x 2.74m) Having panelled Jacuzzi bath, tiled corner shower cubicle, bidet, pedestal hand basin and low level WC. Radiator, heated towel rail, in-set ceiling lights, extractor fan, wall cabinet and shaver point.

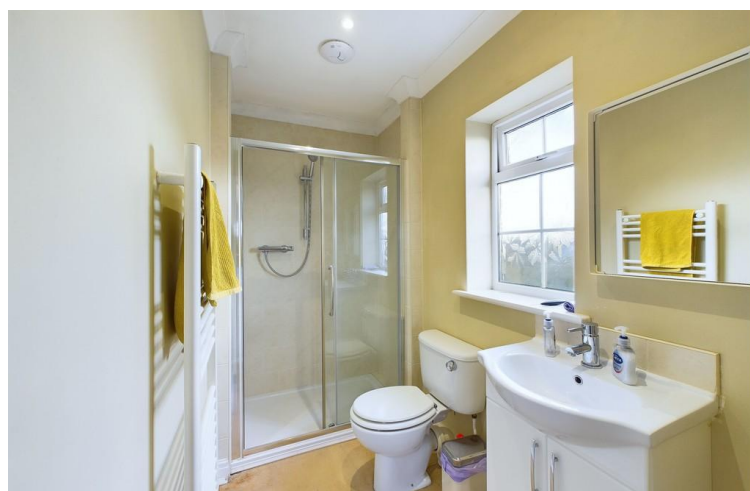
OUTSIDE - DOUBLE GARAGE 21' 0" x 17' 7" (6.4m x 5.36m) Having two electric roll-up doors and rear personal door, wall cupboards and with power and light connected.

THE GARDENS The property is approached over a shared tarmac driveway for three properties leading to the private tarmac driveway with ample parking space, flanked by flower and shrub beds. Side slabbed patio garden leads to the fully enclosed private garden with patio area and gravel gardens for ease of maintenance.

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

FIXTURES AND FITTINGS - All those detailed are included in the sale.

POSSESSION - Vacant possession will be given on





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.

