



***9 Carlisle Gardens,  
Horncastle, LN9 5LP  
Asking Price Of £497,500***



- Impressive Detached Family Home
- Immaculately Presented Throughout
- 2 Reception Rooms
- 4 Bedrooms (1 En-suite)
- Large Double Garage. Ample Parking
- Delightful, Colourful & Private Gardens

Walters are delighted to offer to the market, this impressive detached four bedroom family home which is immaculately presented throughout, fully warranting an internal inspection, set within delightful, private gardens with patio and decking areas attracting the sun and shade during various times of the day. The property is situated in this small, peaceful cul-de-sac, and located in a highly desirable area of the town, having a double garage and ample parking to the property.



**Woodhall Spa - 01526 353185**  
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The property has the benefit from gas fired central heating and sealed double glazed windows throughout, the accommodation briefly comprises:

**RECEPTION HALL** Having return staircase to the first floor with under stairs storage cupboard, radiator, wall thermostat, door chimes, telephone point and double doors opening into the lounge/diner.

**LOUNGE AREA** 13' 8" x 13' 7" (4.17m x 4.14m) Having feature fire surround and hearth with fitted coal effect gas fire, radiator, wall lights, TV and telephone points and open access to:

**DINING AREA** 10' 5" x 9' 5" (3.18m x 2.87m) With radiator, wall lights, sealed double glazed sliding patio doors to the rear garden.

**SITTING ROOM** 11' 5" x 10' 9" (3.48m x 3.28m) With radiator and TV point.

**CLOAKROOM** Having low level WC, vanity hand basin and radiator.

**BREAKFAST KITCHEN** 11' 9" x 9' 8" (3.58m x 2.95m) Having 1½ bowl in-set sink with side drainer and mixer taps, range of base cupboards and drawers under worktops with wall cupboards over





with concealed lights. Built-in electric fan assisted double oven and grill with four ring ceramic induction hob with extractor fan and light over, integral fridge, built-in washing machine, PANTRY cupboard with pull-out drawers, breakfast bar, radiator and in-set ceiling lights.

**UTILITY ROOM** 9' 8" x 5' 6" (2.95m x 1.68m) Having worktops with base storage cupboards under and wall cupboards over, space and plumbing for washing machine and space for tumble dryer, space for fridge/freezer, radiator, gas fired wall mounted boiler and rear 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 via a loft ladder, loft being part-boarded.

**BEDROOM ONE** 15' 0" x 12' 6" (4.57m x 3.81m) Having a range of fitted bedroom furniture including wardrobes, drawers, bedside units and matching dressing table. Radiator. **EN-SUITE SHOWER ROOM** 7' 1" x 4' 9" (2.16m x 1.45m) Having fully tiled walls with corner shower cubicle, vanity hand basin with cupboards and drawers under, low level WC. Heated towel rail, extractor fan and shaver point.

**BEDROOM TWO** 14' 7" x 10' 9" (4.44m x 3.28m) With radiator and TV aerial point.

**BEDROOM THREE** 11' 2" x 10' 5" (3.4m x 3.18m) With radiator.

**BEDROOM FOUR** 10' 0" x 7' 9" (3.05m x 2.36m) At present used as an OFFICE, with radiator.

**BATHROOM** 9' 9" x 6' 7" (2.97m x 2.01m) Having enclosed bath, corner tiled shower cubicle with electric shower unit, vanity hand basin and low level WC. Part-tiled walls, radiator, medicine cabinet, wall mirror and extractor fan. Shaver light and point.

**OUTSIDE- DETACHED DOUBLE GARAGE** 17' 6" x 17' 6" (5.33m x 5.33m) Having two remote controlled up-and-over doors and with power and light connected. To the side of the garage is a: **LEAN TO TIMBER AND FELT GARDEN STORE SHED** 12' 0" x 4' 0" (3.66m x 1.22m)

**THE GARDENS** The property is situated in a small cul-de-sac location with block paved driveway fronting the garage and providing ample off-road parking. Open plan lawn gardens with flower and shrub beds to borders and gated access to a fully enclosed and private established and colourful rear garden. Slabbed footpaths and patio areas, timber decking area, raised flower and shrub beds, shaped lawns flanked by well stocked and colourful flower and shrub beds to borders. There is an outside cold water tap and lights to the property.





**Floor plans are to show layout only and are not drawn to scale.**

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

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

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

**VIEWINGS** - By prior appointment only to be made through the Sole Selling Agent - Walters

**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.

