



***5 Stanhope Terrace,
Horncastle, LN9 5EG
Asking Price Of £450,000***



- Stunning Mid-Terrace Victorian Residence
- Immaculately Presented & Maintained
- Prime Town Location
- Beautifully Appointed Living/Dining Kitchen
- 5 Bedrooms, 2 Bath/Shower Rooms
- Garage, Good Sized Gardens

Delighted to offer to the market this stunning, attractive, mid-terrace Victorian family home, immaculately maintained and presented, situated in a discreet but prime central town location, rarely appearing on the open market. The spacious accommodation benefits from two cellar rooms together with three reception rooms and five/six bedrooms with two bath/shower rooms, has gas fired central heating together with sealed double glazed windows and is set within large, desirable, south-facing gardens, with sun terrace. The property has a garage and workshop set to the fully enclosed private rear courtyard garden area.



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RECEPTION HALL Having staircase to the first floor with staircase under leading to the cellar rooms, two covered radiators, part-panelled walls, Oak timber flooring.

OPEN PLAN LIVING DINING KITCHEN 34' 0" x 11' 3" (10.36m x 3.43m) **LOUNGE AREA** 13' 8" x 13' 3" (4.17m x 4.04m) Having a feature brick fireplace housing the cast iron log burner, radiator, Oak timber flooring, picture rail, feature bay window overlooking the front garden, open access to: **DINING KITCHEN AREA** 20' 3" x 13' 3" (6.17m x 4.04m) (Max) Having stainless steel 1½ bowl sink unit with mixer taps and full range of base cupboards and drawers under worktops with wall cupboards over. Neff fan assisted electric oven with warming tray under, built-in Neff microwave oven with warming tray under, Neff five ring gas hob with extractor fan and light over, integral dishwasher, two pull-out fridge drawer units, small breakfast bar, Oak timber flooring, built-in wine rack and shelving, radiator.

DINING ROOM 13' 8" x 13' 4" (4.17m x 4.06m) Having open fireplace and hearth, radiator, Oak timber flooring, picture rail and feature bay window overlooking the front garden.

SNUG 12' 0" x 11' 2" (3.66m x 3.4m) Having original cast iron fire surround and hearth, recessed wall shelving, picture rail and radiator.

CLOAKROOM Having tiled flooring, radiator, corner hand basin with double cupboard under and low level WC.

REAR ENTRANCE CONSERVATORY 13' 2" x 10' 2" (4.01m x 3.1m) Having range of Howden storage units under worktops, tiled flooring, two access doors to the rear garden and door to:

UTILITY ROOM 13' 7" x 7' 9" (4.14m x 2.36m) Having base cupboards under worktops with wall cupboards over, cupboard housing the gas fired wall mounted boiler and hot water tank, space and plumbing for washing machine and tumble dryer, space for an American style fridge/freezer, tiled flooring.

CELLAR ROOMS - THE DEN 11' 7" x 11' 1" (3.53m x 3.38m) With access to: **THE GYM** 13' 8" x 12' 2" (4.17m x 3.71m) With radiator and wall mirrors.

FIRST FLOOR LANDING With two radiators, staircase to the second floor, part-panelled walls, picture rail.

BEDROOM 13' 8" x 12' 0" (4.17m x 3.66m) Having original cast iron fireplace, radiator, picture rail and access and steps down to: **NURSERY** 13' 7" x 7' 8" (4.14m x 2.34m) With radiator and built-in storage cupboard.

BEDROOM 13' 3" x 12' 3" (4.04m x 3.73m) Having original cast iron fireplace, radiator and picture rail.

BEDROOM 13' 9" x 13' 3" (4.19m x 4.04m) With radiator.

BATHROOM 12' 0" x 11' 0" (3.66m x 3.35m) Having roll-top cast iron bath on claw feet with antique style shower mixer taps, large walk-in shower cubicle with waterfall shower head, vanity hand basin and low level WC. Part-panelled walls, two heated towel rails, in-set ceiling lights and extractor fan.

CLOAKROOM Having low level WC, hand basin with double cupboard under, tiled floor, heated towel rail.

SECOND FLOOR LANDING With telephone point and Velux window.

BEDROOM 11' 3" x 10' 3" (3.43m x 3.12m) With part-sloping ceiling with two accesses to eaves storage, fitted wardrobe and radiator.

BEDROOM 11' 5" x 11' 4" (3.48m x 3.45m) Having two accesses to eaves storage space, radiator.

SHOWER ROOM 5' 9" x 5' 6" (1.75m x 1.68m) Having fully tiled walls with corner shower unit, vanity hand basin and low level WC. Heated towel rail, extractor fan, shaver point, wall mirror and light.

OUTSIDE - GARAGE 17' 2" x 12' 9" (5.23m x 3.89m) Having double wooden access doors and a side personal door, loft over for storage purposes and power and light connected.



WORKSHOP 12' 0" x 11' 4" (3.66m x 3.45m) With workbenches, shelving, power and light and access to loft for storage purposes.

THE GARDENS The front is accessed through a wooden gate from The Becks, and are of a good size, elevated lawn and leading to the property where there is a slabbed patio area with steps to a raised sun terrace and patio area, all overlooking the delightful gardens. The rear is approached over Stanhope Terrace where the garage and workshop are situated and the rear courtyard garden is approached through a gated access with LOG STORE also.



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.

VIEWING - Strictly and only by prior appointment 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.

