



*20 Foundry Street,  
Horncastle, LN9 6AB  
Asking Price Of £115,000*



- Charming End-Terrace Home
- Easy Walking Distance to Town Centre
- Lounge, Dining Kitchen
- 2 Bedrooms, Bathroom
- Convenient Sized Gardens
- Gas Central Heating, uPVC Units

A charming end-of-terrace two bedroom property, ideal for a first time buyer home. The property is situated in a much sought after location of the town and is within easy walking distance of all amenities and facilities. Benefitting from uPVC sealed double glazed units throughout, together with a new gas fired central heating system, is brought to the market with NO UPWARD CHAIN.



**Woodhall Spa - 01526 353185**  
[www.waltersestateagents.co.uk](http://www.waltersestateagents.co.uk)





**Please note that the owner of this property WILL NOT sell as a buy-to-let property.**

**LOUNGE** 14' 4" x 10' 4" (4.37m x 3.15m) Having uPVC sealed double glazed front entrance door, feature bay window to the front elevation, two radiators, TV and telephone points.

**KITCHEN** 14' 4" x 8' 1" (4.37m x 2.46m) Having stainless steel single drainer sink unit with mixer taps and base cupboards under worktops with wall cupboards over. Space for a fridge and washing machine, radiator, tiled floor, extractor fan, part-tiled walls, staircase to the first floor and uPVC sealed double glazed rear entrance door.

**FIRST FLOOR LANDING** With access to the roof void.

**BEDROOM ONE** 11' 2" x 8' 2" (3.4m x 2.49m) (Plus access) with radiator, telephone point and built-in cupboard housing the gas fired wall mounted combination boiler.

**BEDROOM TWO** 14' 4" x 5' 2" (4.37m x 1.57m) With radiator.



**BATHROOM** 8' 0" x 5' 2" (2.44m x 1.57m) Having panelled bath, pedestal hand basin and low level WC. Part-tiled walls, radiator and extractor fan.

**THE GARDENS** There is a gravelled garden to the front with rights of access for the adjoining properties. To the rear is a concrete courtyard area, again with right of access for the adjoining properties.

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

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

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

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



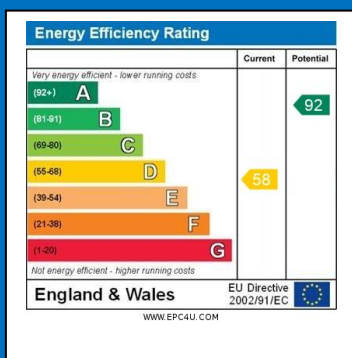


Floor plans are to show layout only and not drawn to scale.

**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.