



***19 The Sidings,
Horncastle, LN9 5UA
Asking Price Of £249,950***



- Modern, 3 Storey End Town House
- Spacious, Versatile Accommodation
- 3 Double Bedrooms, 2 En-suites
- 2 Lounges, Dining Area, Kitchen
- Convenient Gardens, Ample Parking
- Stunning Views Over Rear Garden & Beyond

Spacious Three-Storey End Town House with River Views – No Upward Chain. We are delighted to offer to the market this exceptionally spacious and well-maintained three-storey end-of-terrace town house. Boasting versatile accommodation throughout, with gas central heating and uPVC double glazing. A standout feature of this home is the first-floor lounge and dining area, which opens onto a balcony overlooking the rear garden, the River Bain, and beautiful countryside views beyond. Ideally located within walking distance of the town centre, with easy access to a full range of local amenities and facilities.



Woodhall Spa - 01526 353185
www.waltersestateagents.co.uk





Offered with NO UPWARD CHAIN – early viewing is highly recommended.

RECEPTION HALL Having return staircase to the first floor with storage under, radiator.

CLOAKROOM Having low level WC, hand basin and radiator.

SITTING ROOM 14' 6" x 11' 2" (4.42m x 3.4m) Having feature fire surround and hearth with fitted coal effect electric fire, radiator, TV point, uPVC sealed double glazed double doors to the rear slabbed patio and garden.

UTILITY ROOM 10' 0" x 8' 0" (3.05m x 2.44m) Having stainless steel single drainer sink unit with mixer taps and double cupboard under with worktops, storage cupboard, space and plumbing for washing machine and tumble dryer, water softener. Part-tiled walls, extractor fan, gas fired wall mounted combination boiler, door to walk-in storage cupboard and door to the rear garden.

BEDROOM THREE 15' 4" x 11' 0" (4.67m x 3.35m) Having radiator, fitted double wardrobe. EN-SUITE SHOWER ROOM With tiled corner shower cubicle with sliding doors, pedestal hand basin and extractor fan.

FIRST FLOOR LANDING With radiator and return staircase to the second floor.

KITCHEN 11' 2" x 11' 1" (3.4m x 3.38m) Having 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over with concealed lights. Built-in double electric oven and grill, four ring gas hob with extractor fan and light over, integral fridge, radiator and part-tiled walls.

LOUNGE 15' 0" x 11' 2" (4.57m x 3.4m) Having feature fire surround and hearth with fitted log effect electric fire, radiator, TV and telephone points. uPVC sealed double glazed double doors to **BALCONY** providing stunning views over the rear garden and countryside beyond. Open access to:

DINING AREA 15' 6" x 11' 1" (4.72m x 3.38m) With radiator and door to the kitchen.

SECOND FLOOR LANDING With radiator and access to the roof space.

BEDROOM ONE 15' 0" x 11' 2" (4.57m x 3.4m) (Max) Having fitted double wardrobe and fitted single shelved storage cupboard, radiator, TV and telephone points. **EN-SUITE SHOWER ROOM** Having tiled shower cubicle with sliding door, pedestal hand basin and low level WC. Part-tiled walls, shaver light and point, radiator and extractor fan.

BEDROOM TWO 12' 5" x 11' 2" (3.78m x 3.4m) Having built-in double and single wardrobes, part-sloping ceiling with Velux window, radiator and TV point.

BATHROOM 12' 0" x 7' 4" (3.66m x 2.24m) Having panelled bath, pedestal hand basin and low level WC, radiator, part-tiled walls.

OUTSIDE To the front is a block paved driveway with ample parking for several vehicles, gated access to the side leading to the fully enclosed rear garden with slabbed patio area, landscaped gardens with artificial lawn, gravel areas for ease of maintenance with hedge and views beyond over the River Bain and countryside.

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

POSSESSION - Vacant possession will be given on completion.

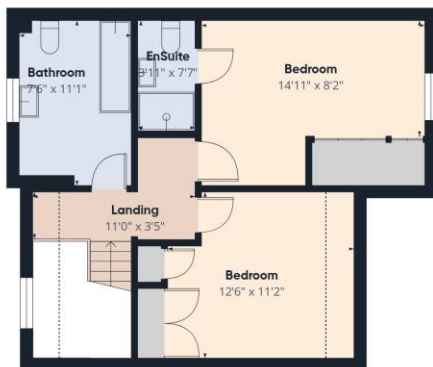
FIXTURES AND FITTINGS - All those detailed are included in the sale as are the fitted carpets and curtains.

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





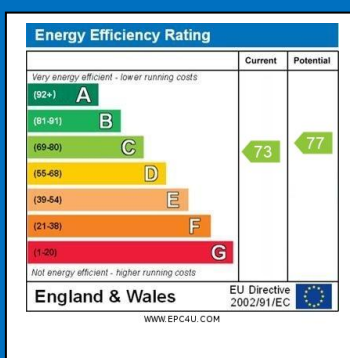
Floor 1



Floor 2

31 ft²

GIRAFFE360



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