



**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 0



Floor 1



Floor 2

Approximate total area⁽¹⁾1538 ft²

Balconies and terraces

74 ft²

Reduced headroom

31 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

