

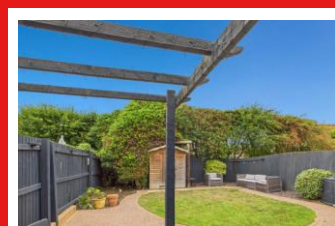


**15 Madely Close,  
Horncastle, LN9 6RQ  
Asking Price Of £269,950**



- Detached Family Home
- Spacious Living Accommodation
- 3 Bedrooms (1 En-suite)
- Gardens & Off-Road Parking
- Quiet Cul-de-Sac Location
- Gas Central Heating, uPVC Units

Located in a quiet cul-de-sac within a highly sought-after residential development, this attractive detached family home offers spacious ground floor living accommodation, along with three generously sized double bedrooms (including a master with en-suite) on the first floor. Set within beautifully maintained gardens and benefiting from off-road parking to the front, this property combines comfort, space, and a prime location-perfect for modern family living.



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





RECEPTION HALL With return staircase to the first floor with under stairs storage cupboard, radiator, smoke detector, telephone point and laminate flooring.

LOUNGE 12' 10" x 11' 8" (3.91m x 3.56m) Having feature fire surround with in-set living flame style gas fire, radiator, laminate flooring, TV and telephone points.

KITCHEN 14' 1" x 12' 10" (4.29m x 3.91m) Having single drainer sink unit with mixer taps and range of base cupboards and drawers under wood effect worktops with wall cupboards over and concealed lights. Built-in electric double oven and grill, four ring gas hob with extractor fan and light over, integral dishwasher, part-tiled walls, radiator and in-set ceiling lights.



DINING/FAMILY AREA 16' 2" x 9' 4" (4.93m x 2.84m) Approached from the lounge, with uPVC sealed double glazed double doors to the rear garden, laminate flooring, in-set ceiling lights, radiator and TV point.

CONSERVATORY 14' 4" x 8' 6" (4.37m x 2.59m) Being uPVC sealed double glazed with radiator, laminate flooring and uPVC door to the rear garden.

UTILITY ROOM 6' 0" x 5' 0" (1.83m x 1.52m) Having stainless steel single drainer sink unit with cupboards under worktops with

space and plumbing for washing machine and tumble dryer. Wall cupboards over, laminate floor, part-glazed uPVC side entrance door.

CLOAKROOM off having low level WC, hand basin with tiled splash back, radiator and laminate flooring.

FIRST FLOOR LANDING Radiator, smoke alarm, built-in airing cupboard housing the gas fired wall mounted combination boiler. Access to the roof void via a loft ladder.

BEDROOM ONE 12' 10" x 11' 8" (3.91m x 3.56m) With radiator and TV aerial point.

EN-SUITE SHOWER ROOM Having tiled shower cubicle with folding doors, vanity hand basin with cupboards under, low level WC. Mosaic tiled flooring, tiled walls, heated chrome towel rail, wall cupboard, shaver point and in-set ceiling lights.

BEDROOM TWO 14' 7" x 8' 11" (4.44m x 2.72m) With radiator.

BEDROOM THREE 12' 10" x 10' 1" (3.91m x 3.07m) Having radiator, free-standing wardrobe, separate drawer unit (available by separate negotiation).

FAMILY BATHROOM With panelled bath with electric shower over and side folding screen, pedestal hand basin and low level WC. Chrome heated towel rail, mosaic tiled floor, part-tiled walls, wall cabinet and in-set ceiling lights.

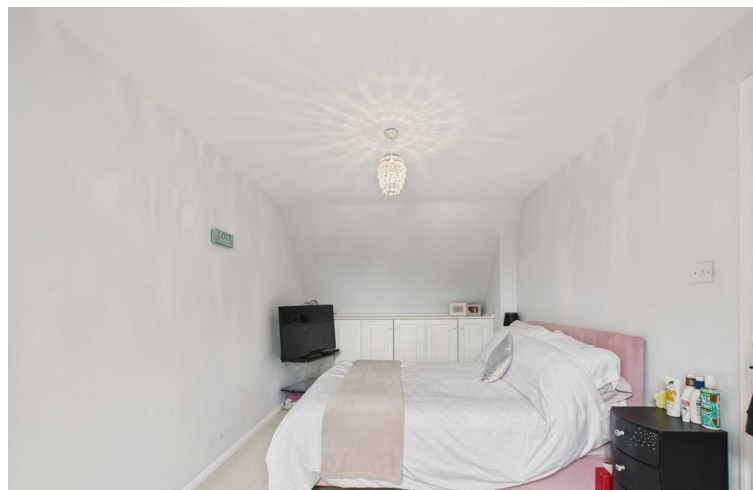
OUTSIDE The property is approached over a driveway which extends to the side of the property and provides off-road parking, together with a gravel area to the front providing off-road parking also. To the rear, which is fully enclosed, is a block paved patio area, footpaths and shaped lawns together with a garden shed which is included in the sale.

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

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

POSSESSION - Vacant possession will be given on completion.

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





Floor plans are to show layout only and are 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.

