



**1 Langton Drive,
Horncastle, LN9 5AJ
Asking Price Of £280,000**



- Desirable Detached Family Home
- 3 Reception Rooms
- 3 Bedrooms, Bathroom
- Garage & Garden
- uPVC Units. Gas Central Heating
- In Need of Some Updating

Nestled within one of the town's most desirable and sought-after residential locations, this appealing detached three-bedroom family home presents an excellent opportunity for buyers. Set within pleasantly sized, manageable gardens, the property would now benefit from a degree of updating-making it an ideal prospect for those wishing to put their own stamp on a forever home. Offering generous potential throughout and available with the added advantage of NO UPWARD CHAIN, presents a great opportunity.



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





ENCLOSED ENTRANCE PORCH Through double uPVC sealed double glazed doors, tiled flooring, wall shelving and glazed door to **RECEPTION HALL** having radiator, shelf over, staircase to the first floor.

LOUNGE 17' 9" x 11' 7" (5.41m x 3.53m) Having feature tiled open fireplace and hearth with point for a gas fire, two radiators, TV aerial point and double doors leading to:

DINING ROOM 10' 2" x 9' 8" (3.1m x 2.95m) With radiator, open archway to the kitchen and double doors to:

SUN ROOM 10' 9" x 7' 0" (3.28m x 2.13m) With uPVC sealed double glazed sliding patio doors to the rear garden.

BREAKFAST KITCHEN 14' 4" x 13' 1" (4.37m x 3.99m) Having stainless steel single drainer sink unit with range of base cupboards and drawers under worktops with wall cupboards over. Space and point for a gas/electric cooker, four ring gas hob with extractor fan and light over, radiator. Built-in storage cupboard and built-in single cupboard.

LOBBY With door to garage, door to the WC, and access to:

UTILITY ROOM 9' 5" x 9' 3" (2.87m x 2.82m) Having single drainer sink unit with cupboard under worktops with wall cupboards over. Built-in shelved storage cupboards, part-tiled walls, uPVC sealed double glazed side entrance door. CLOAKROOM having low level WC, part-tiled walls.

FIRST FLOOR LANDING Having access to the roof void over a loft ladder, built-in shelved storage cupboard.

BEDROOM ONE 14' 3" x 11' 9" (4.34m x 3.58m) Having radiator, range of free-standing wardrobes and dressing units.

BEDROOM TWO 12' 0" x 10' 3" (3.66m x 3.12m) Having fitted wall cupboard, built-in double wardrobe with double cupboard over, radiator.

BEDROOM THREE 10' 3" x 8' 0" (3.12m x 2.44m) With radiator.

BATHROOM 9' 1" x 6' 1" (2.77m x 1.85m) Having panelled bath, tiled shower cubicle, pedestal hand basin and low level WC. Fully tiled walls, extractor fan, medicine cabinet and heated towel rail.

OUTSIDE - GARAGE 18' 2" x 10' 3" (5.54m x 3.12m) Having electric remote control up-and-over door and with power and light connected.

THE GARDENS The property is approached over a concrete driveway with parking area and lawn garden flanked by flower and shrub beds. To the rear is a fully enclosed garden with lawn, flower and shrub beds, timber and felt garden STORE SHED and aluminium framed GREENHOUSE.

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

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 0

Approximate total area⁽¹⁾
1502 ft²

Reduced headroom
14 ft²



Floor 1

(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.

GIRAFFE360



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.

