



29, Maltby Way, Horncastle

£975 Per Month



4



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2

**Willsons**  
SINCE 1842



29, Maltby Way,  
, Horncastle,  
Lincolnshire, LN9 6QX

### "AGENT'S COMMENTS"

*Situated in an attractive residential location, this 4 bedroom terraced house is within walking distance of the amenities of the beautiful Market Town of Horncastle, this family home has been freshly decorated, re-carpeted and benefits from allocated parking, a semi-detached garage and garden to the rear. Council Tax band B. EPC Rating C*

### LOCATION

*Horncastle is popular Market Town located in the Lincolnshire Wolds approx 23 miles from the city of Lincoln and 20 miles from the coastal town of Skegness. It benefits from primary & secondary schools including a Grammar schools along with other amenities including Doctor's Surgeries, Dentists, range of shops many being local independents, supermarkets, banks, post office, eateries including coffee shops & restaurants as well as takeaways. Markets days are on Thursdays and Saturdays.*



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<https://www.willsons-property.co.uk>

### Viewing and Holding Deposit

If you wish to view any of our rental properties please fully complete the Willsons Application form online or at our offices (NO CHARGE) and return to the Skegness branch of Willsons, we will then contact you to arrange a viewing. (Failure to complete all sections may result in your application being delayed).

Viewings arranged convenient to yourselves between the hours of 9am - 5pm Monday to Friday, 9am - 12 noon Saturdays (or to suit tenant occupation).

If you wish to apply for the property once you have viewed, each individual is required to complete a Tenancy Proposal Form (bound by Ground 17 of the Housing Act 1988 as amended).

A holding fee of one weeks rent must be paid at the start of referencing and is to be held whilst referencing is being completed. This fee will be deducted from the first months rent upon successful completion of referencing.

### Front of Property

Feature gravelled area with slabbed pathway leading to the front door, Coach House style access to the rear leading to one allocated parking space and a semi-detached garage.

### Entrance Hallway

15'8" x 7'6" maz (4.8m x 2.3m maz)  
With uPVC front door, radiator and vinyl flooring.

### Ground Floor WC

5'6" x 2'11" (1.7m x 0.9m )  
With WC, wash basin with mixer tap, radiator, partly-tiled walls, window to the front of the property and tiled flooring.

### Living Room

15'5" x 10'9" max (4.7m x 3.3m max)  
With three telephone points, two television points, two radiators, heating thermostat, window to the front of the property and carpeted flooring.

### Kitchen Diner

16'4" x 9'10" (5.0m x 3.0m)  
With wall and base units, sink with 1.5 bowls, drainer and mixer tap, integrated gas hob and electric cooker, extractor hood, space and plumbing for washing machine, Viessmann gas central heating boiler, telephone point, radiator, windows to the rear of the property, external door leading to the rear garden and vinyl flooring.

### First Floor Landing

10'2" x 6'6" (3.1m x 2.0m )  
With radiator, loft hatch, airing cupboard (0.7m x 0.7m) housing the immersion tank and carpeted flooring.

### Master Bedroom

10'2" x 12'1" (3.1m x 3.7m )  
With television and telephone points, radiator, deep bay window to the front of the property and carpeted flooring.

### En Suite

8'10" x 3'11" (2.7m x 1.2m )  
With WC, wash basin with mixer tap, shower enclosure with direct feed shower including back jet panel, radiator, extractor fan, downlighters, partly-tiled walls and tiled flooring.

### Bedroom Two

10'5" x 10'2" (3.2m x 3.1m )  
With double built-in storage cupboards, telephone point and television points, radiator, window to the rear of the property and carpeted flooring.

### Bedroom Three

8'10" x 9'2" (2.7m x 2.8m )  
With television point, radiator, window to the front of the property and carpeted flooring.

### Bedroom Four / Office

8'10" max x 7'10" (2.7m max x 2.4m )  
With 3/4 height built-in over stairs storage cupboard (0.93m x 0.7m), telephone point, radiator, window to the front of the property and carpeted flooring.

### Family Bathroom

5'10" x 6'2" (1.8m x 1.9m )  
With WC, wash basin, 'P'-shaped bath with direct feed shower over, extractor fan, radiator, window to the rear of the property and vinyl flooring.

### Rear Garden

Set to lawns with slabbed pathways to both sides, gate leading to one allocated parking space, outside lighting and property boundaries of fencing.

### Semi-Detached Garage

18'0" x 8'10" (5.5m x 2.7m )  
With up-and-over garage door, electric and power, open span roof trusses and concrete floor.

### Tenure & Possession

The property is Freehold with vacant possession upon completion.

### Services

We understand that mains gas, electricity, water and drainage are connected to the property.

### Local Authority

Council Tax Band 'B' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

### Energy Performance Certificate

The property has an energy rating of C The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 0310-2053-9350-2704-8725

### Viewing

Viewing is strictly by appointment with the Alford office at the address shown below.

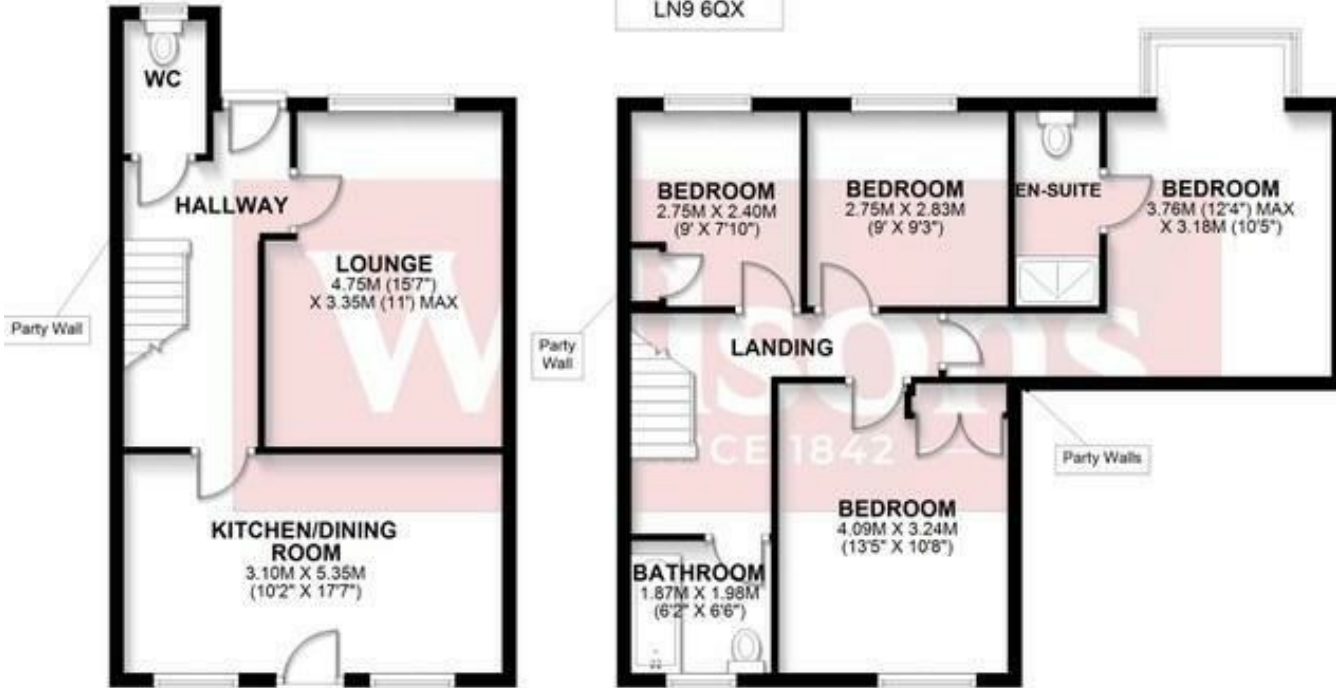
### Directions

From the main A158 through Horncastle, close to the Shell Filling Station turn into Winceby Gardens. Take the second right onto Banovallum Gardens and the fifth right into Maltby Way. The property can be found after 150m on the left. What3Words///country.sideboard.status





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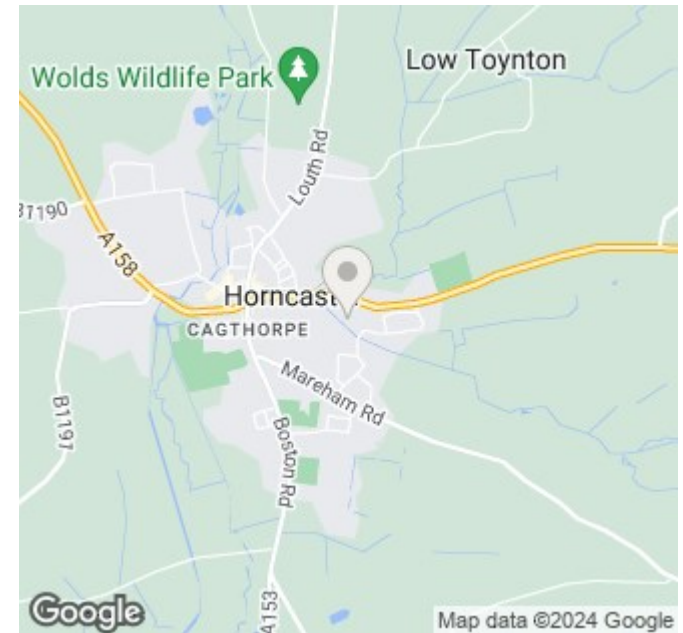


FLOOR PLAN

TOTAL AREA: APPROX. 104.4 SQ. METRES (1123.9 SQ. FEET)

**FLOORPLAN** Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

