



***8-10 Lincoln Road,  
Horncastle, LN9 5AW  
Asking Price Of £140,000***



- Formerly 2 Separate Properties
- Spacious Accommodation
- 2 Reception Rooms
- 4 Bedrooms
- Garage & Ample Parking
- Requires Renovation

Spacious mid-terrace four bedroom house formerly two separate properties, in need of modernisation, having the benefit of a single garage to the rear together with ample car-parking. Situated on the main bus route from Lincoln to Skegness, the property is within easy walking distance of the town centre with all its amenities and facilities.



**Horncastle - 01507 526877 & Woodhall Spa - 01526 353185**

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**FRONT ENTRANCE PORCH** With uPVC sealed double glazed double doors leading to:

**LOUNGE** 13' 9" x 11' 9" (4.19m x 3.58m) Having feature fire surround and hearth with fitted coal effect gas fire, double radiator, telephone point.

**LIVING ROOM** 14' 0" x 11' 9" (4.27m x 3.58m) Having tiled fire surround and hearth with fitted gas fire, recessed shelved storage cupboard, night storage heater.

**KITCHEN** 16' 3" x 11' 4" (4.95m x 3.45m) (Max) Having stainless steel single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Space for cooker, uPVC sealed double glazed rear entrance door, telephone point, under stairs storage cupboard, double radiator and gas fired wall mounted boiler.

**INNER LOBBY ONE** With staircase to the first floor.

**BATHROOM** 5' 6" x 5' 3" (1.68m x 1.6m) Having panelled

bath, vanity hand basin, low level WC and radiator.

UTILITY ROOM 11' 4" x 6' 0" (3.45m x 1.83m) Having single drainer sink unit with cupboard under, gas wall heater, door and staircase to the first floor with under stairs cupboard.

SECOND REAR LOBBY With:

WET ROOM OFF & SHOWER AREA Having fully tiled walls, extractor fan and radiator.

FIRST FLOOR - BEDROOM ONE 13' 5" x 11' 6" (4.09m x 3.51m) With radiator, telephone point and door to:

BEDROOM TWO 14' 2" x 10' 6" (4.32m x 3.2m) Also with separate access to second landing area.

BEDROOM THREE 11' 4" x 7' 8" (3.45m x 2.34m) Having radiator and uPVC sealed double glazed door to flat roof area.

BEDROOM FOUR 11' 2" x 7' 8" (3.4m x 2.34m)

OUTSIDE - GARAGE 17' 4" x 9' 5" (5.28m x 2.87m) Situated to the rear of the property with tarmac driveway, approximately 30' 0" x 9' 5" (9.14m x 2.87m). There is a right of access over the back for No 12 Lincoln Road.

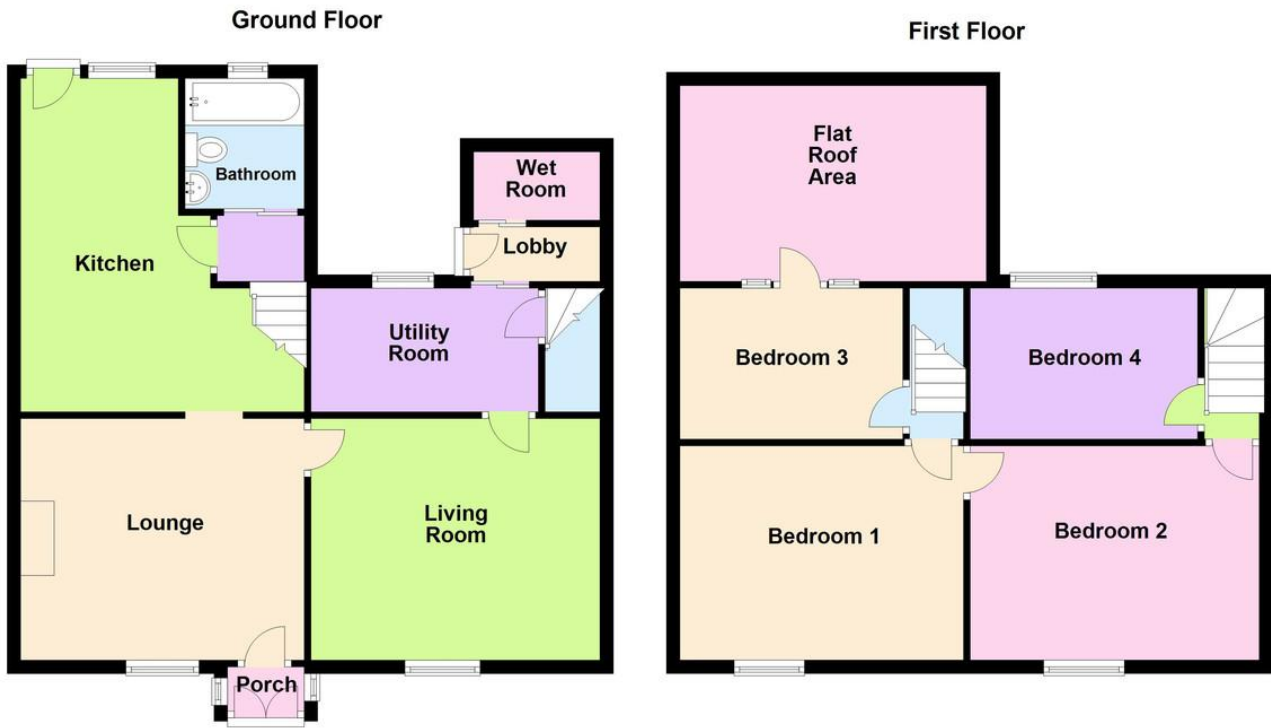
OUTGOINGS - The property is situated within the East Lindsey District Council and we understand is in Property Band B.

POSSESSION - Vacant possession will be given on completion

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

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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		

**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.