



***35 Mark Avenue,
Horncastle, LN9 5BD
Offers in Excess Of £240,000***



- Well Built Detached Bungalow
- 3 Bedrooms, Shower Room
- Good Sized Gardens
- Ample Off Road Parking
- uPVC Units. Gas Central Heating
- Prime, Sought After Location

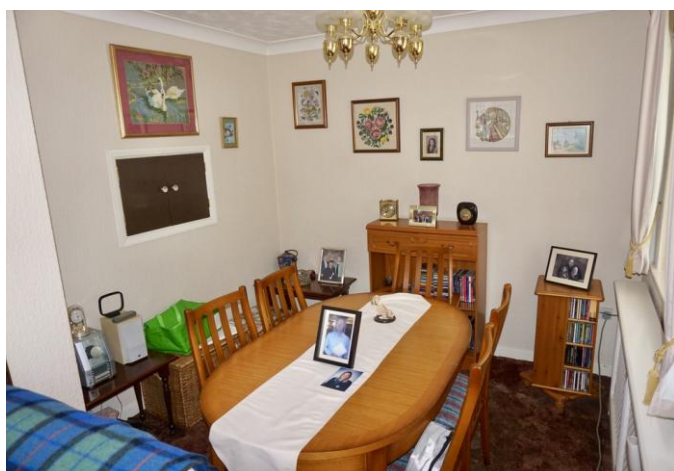
Walters are pleased to offer to the market this detached three bedroom bungalow with gas fired central heating and uPVC sealed double glazed units throughout, set within larger than average gardens, mainly laid to gravel for ease of maintenance with garage and ample off road parking and is located within this much sought after residential area of the town.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

www.waltersstateagents.co.uk





ENCLOSED ENTRANCE PORCH With uPVC sealed double glazed entrance door, tiled floor and door to:

RECEPTION HALL Having two covered radiators, wall thermostat, floor tiling and access to the roof void.

L-SHAPED LOUNGE/DINER 19' 6" x 18' 0" (5.94m x 5.49m) (Max) Having feature fire surround and hearth with fitted coal effect gas fire, two covered radiators, TV aerial lead, telephone point and wall lights.

BREAKFAST KITCHEN 10' 0" x 8' 4" (3.05m x 2.54m) (Max) Having stainless steel single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboard over. Small breakfast bar, built-in electric fan assisted double oven and grill, four ring ceramic hob with extractor fan and light over, space and plumbing for washing machine. Space under worktops for fridge and separate freezer, tiled flooring, part-tiled walls, service hatch to the dining area and uPVC sealed double glazed side entrance door.

BEDROOM ONE 12' 4" x 11' 4" (3.76m x 3.45m) Having covered radiator and ceiling fan light.

BEDROOM TWO 11' 3" x 9' 9" (3.43m x 2.97m) Having covered radiator, TV aerial point and ceiling fan light.

BEDROOM THREE 9' 7" x 7' 0" (2.92m x 2.13m) With radiator.

SHOWER ROOM Having corner shower cubicle, pedestal hand basin, part-tiled walls, heated towel rail, extractor fan and tiled flooring. Fitted airing cupboard housing the gas fired wall mounted combination boiler together with radiator and shelving.

SEPARATE WC With low level WC and tiled floor. Radiator.

OUTSIDE - ATTACHED GARAGE 21' 0" x 8' 9" (6.4m x 2.67m) Having up-and-over door and uPVC sealed double glazed rear entrance door. Power and light connected.

THE GARDENS The property is approached over a concrete driveway with low maintenance gravel gardens of a good size to the front with well established rose beds. Access to the rear on both side of the property where there is a good sized garden, low maintenance with slabbed patio area and beyond gravel gardens with flower and shrub beds to borders. There is an aluminum framed GREENHOUSE and two GARDEN SHEDS included in the sale. There is also a fishpond and mini waterfall.

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

POSSESSION - Vacant possession will be given on completion.

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

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



Ground Floor



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.

