



***52 Mareham Road,
Horncastle, LN9 6BP
Asking Price Of £145,000***



- Semi-detached Home
- Sought After Location
- Lounge, Kitchen, Hall
- 3 Bedrooms, Bathroom
- Good Sized Rear Gardens
- Ideal FTB/Investment Opportunity

Brought to the market with no upward chain, this well-built semi-detached three-bedroom home offers generously sized accommodation that requires some minor modernisation. Situated in a highly sought-after location in the town, the property features good-sized gardens and on-road parking available on Mareham Road. This is an ideal property for first-time buyers or as an investment opportunity.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

www.waltersstateagents.co.uk





This semi-detached three bedroom house has the benefit of gas fired central heating and uPVC sealed double glazed windows and doors throughout. The accommodation briefly comprises:

RECEPTION HALL Having return staircase to the first floor, radiator, wall thermostat and telephone point.

LOUNGE 15' 0" x 10' 7" (4.57m x 3.23m) With a dual aspect and having feature fire surround and hearth with fitted coal effect electric fire, radiator and TV aerial lead.



KITCHEN 11' 0" x 10' 6" (3.35m x 3.2m) (Maximum) Having stainless steel single drainer sink unit and range of base cupboards and drawers under worktops with double wall cupboard over. Built-in electric fan assisted oven and grill with four ring gas hob with tiled splashback, space and plumbing for washing machine, ceiling fan light, radiator, uPVC sealed double glazed rear entrance door. Under stairs storage cupboard, also housing the gas fired wall mounted combination boiler.

BATHROOM Having enclosed bath, hand basin and low

level WC. Part-tiled walls, radiator.

FIRST FLOOR LANDING With access to the roof void.

BEDROOM ONE 15' 1" x 9' 4" (4.6m x 2.84m) Having dual aspect, radiator and built-in storage cupboard.

BEDROOM TWO 11' 2" x 7' 8" (3.4m x 2.34m) With views over the rear garden.

BEDROOM THREE 10' 4" x 7' 2" (3.15m x 2.18m) (Maximum) Having fitted double wardrobe with double cupboard over and further built-in wardrobe.

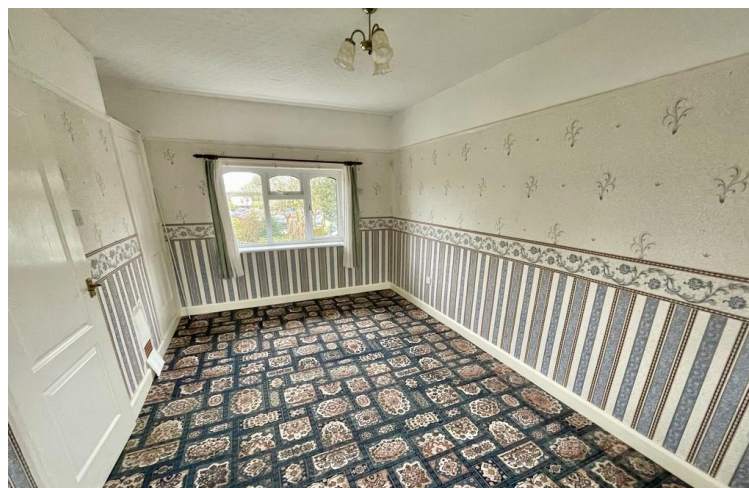
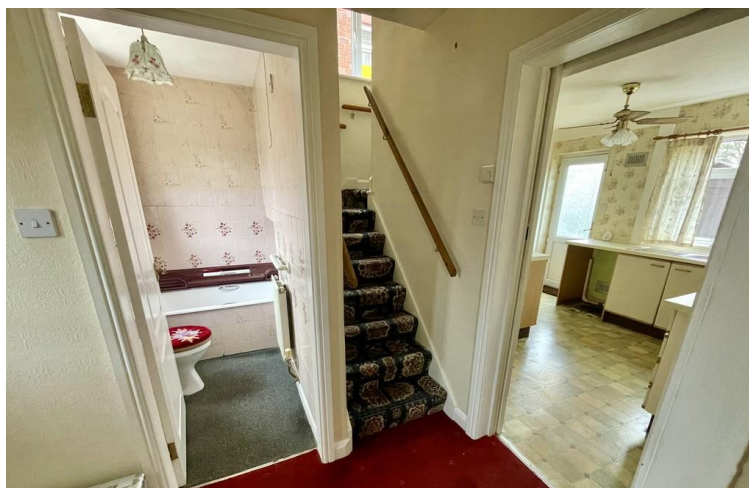
THE GARDENS To the front is a gravel, low maintenance garden with concrete shared footpath leading to the rear garden where there is a slabbed patio area and good sized gardens with mature flower and shrub beds. There is a GREENHOUSE, two garden STORE SHEDS and further STORE SHED also included in the sale. There is ample parking available on Mareham Road.

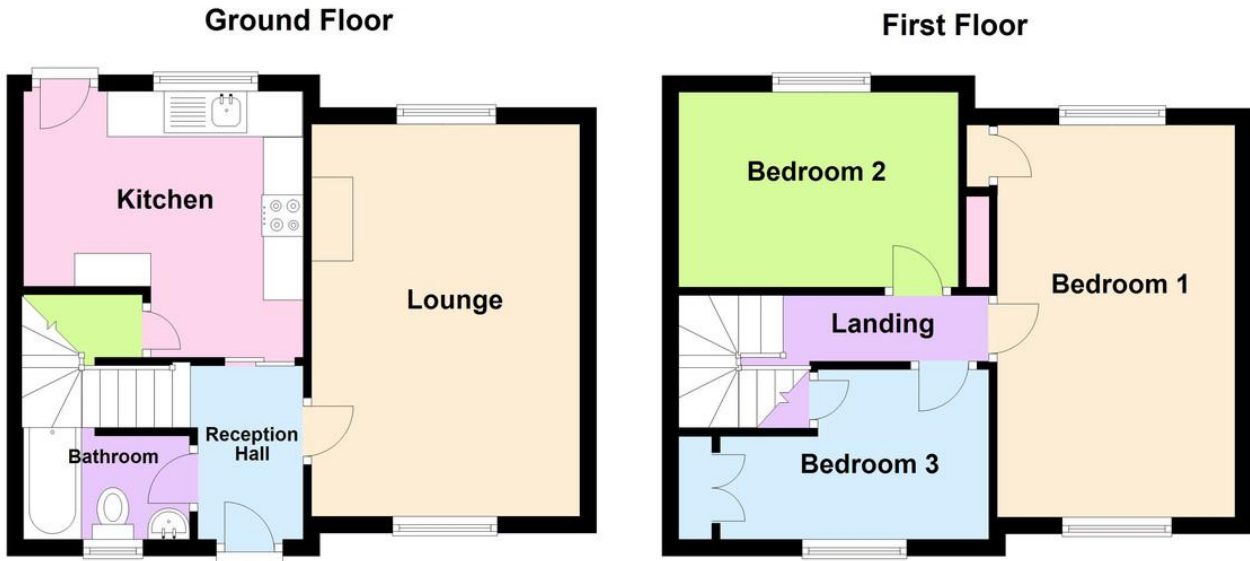
OUTGOINGS - The property is situated within the East Lindsey District Council and we are advised is in Property Band A.

POSSESSION - Vacant possession will be given on completion.

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

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



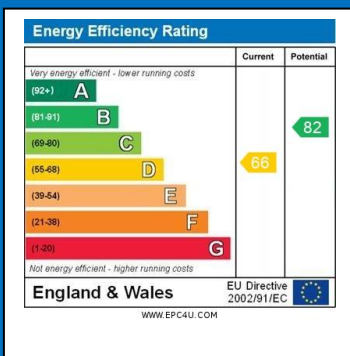


Floor plans are to show layout only and are not drawn to scale.

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.