



***50 East Street,  
Horncastle, LN9 6AA  
Asking Price Of £225,000***



- End-Terrace Period Home
- Close to the Town Centre
- 2 Reception Rooms
- 3 Bedrooms, Shower Room
- Gardens, Garage & Parking
- NO UPWARD CHAIN

A surprisingly spacious end-of-terrace three-bedroom home just a few minutes' walk from the town centre, featuring delightful gardens, a garage, and parking off Foundry Street. The property includes uPVC double glazed windows throughout, gas-fired central heating, and is offered with no forward chain.



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

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**RECEPTION HALL** Having uPVC sealed double glazed entrance door with staircase to the first floor, under stairs storage cupboard, radiator, coats rail.

**LOUNGE** 13' 4" x 12' 0" (4.06m x 3.66m) Having feature bay window (not uPVC) but with secondary double glazing, tiled fire surround with fitted gas fire, radiator, picture rail and TV point.

**LIVING ROOM** 13' 4" x 12' 0" (4.06m x 3.66m) Having tiled fire surround and hearth with fitted gas fire, double radiator, picture rail, TV and telephone points.



**KITCHEN** 14' 0" x 10' 0" (4.27m x 3.05m) (Max) Having inset twin bowl sink with mixer taps with range of cupboards and drawers under worktops, built-in fan assisted electric oven and grill, four ring gas hob, space and plumbing for washing machine, double radiator, door to porch and access to:

**WALK-IN UTILITY/PANTRY** 8' 4" x 5' 8" (2.54m x 1.73m) With wall shelving.

**SIDE ENTRANCE PORCH** With uPVC sealed double glazed door to rear garden and with access to:

**CLOAKROOM** With low level WC.

**FIRST FLOOR LANDING** Giving access to the roof void.

**BEDROOM ONE** 12' 1" x 11' 6" (3.68m x 3.51m) Having original fire surround, double radiator and built-in single wardrobe.

**BEDROOM TWO** 12' 6" x 11' 6" (3.81m x 3.51m) Having double radiator and built-in single wardrobe.

**BEDROOM THREE** 8' 4" x 7' 7" (2.54m x 2.31m) Having radiator.

**SHOWER ROOM** 8' 1" x 7' 7" (2.46m x 2.31m) Having large walk-in shower cubicle with electric shower unit, pedestal hand basin and vanity unit over, low level WC. Built-in cupboard housing the gas fired wall mounted boiler with lagged hot water tank with immersion heater fitted, radiator, towel rail and fan wall heater.

**OUTSIDE - SINGLE GARAGE** Approached off Foundry Street with car parking for one vehicle,

**THE GARDENS** The property is set within well maintained rear gardens with gated access from Foundry Street over a block paved footpath and patio area with further slabbed patio area and small lawned gardens flanked by well stocked and colourful flower and shrub beds. The aluminum framed GREENHOUSE is also included in the sale.

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

**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.



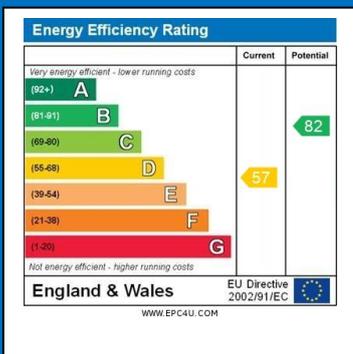


Floor plans are to show layout only and not drawn to scale.

**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.