



Copper Beech,
Harrington, PE23 4NL
Asking Price Of £425,000



- Delightful Spacious Bungalow
- Set in Stunning Colourful Gardens
- Beautiful Rural Location
- 4 Double Bedrooms
- uPVC Units Throughout
- LPG Central Heating, Solar Panels

Offering to the market, this very spacious detached four bedroom bungalow, set in colourful, mature and well stocked gardens of approximately 0.25 of an acre, situated in a truly beautiful location in this small and peaceful hamlet of Harrington, in an Area of Outstanding Natural Beauty. The property is within easy driving distance of the market towns of both Horncastle and Spilsby where all the necessary amenities and facilities can be located.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

www.waltersstateagents.co.uk





ENCLOSED ENTRANCE PORCH Door to:

RECEPTION HALL Having radiator, telephone point, access to the roof void, recess housing the LPG Combi boiler and built-in shelved airing cupboard.

L-SHAPED LOUNGE/DINER 20' 0" x 16' 6" (6.1m x 5.03m) Having feature fire surround and hearth with fitted coal effect LPG gas fire, two radiators, wall lights, TV and telephone points.

KITCHEN 12' 3" x 10' 7" (3.73m x 3.23m) Having 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Built-in electric double oven and grill with five ring LPG gas hob with extractor fan and light over, integral dishwasher, space and plumbing for washing machine, tiled floor, part-tiled walls, radiator and service hatch to the lounge/diner.

REAR UTILITY ROOM 10' 4" x 5' 4" (3.15m x 1.63m) Of brick and uPVC construction, having plumbing for washing machine, kinetic water softener, tiled floor, vertical radiator and door to the rear garden.

BEDROOM ONE 15' 7" x 8' 8" (4.75m x 2.64m) Having radiator,

TV and telephone point and built-in wardrobe.

BEDROOM TWO 13' 0" x 10' 5" (3.96m x 3.18m) With radiator.

BEDROOM THREE 10' 0" x 8' 8" (3.05m x 2.64m) With radiator, built-in double wardrobe and double cupboard over.

BEDROOM FOUR 11' 9" x 9' 6" (3.58m x 2.9m) With radiator.

WET ROOM 8' 7" x 6' 3" (2.62m x 1.91m) Having a large shower area with two shower units and side splash screen, pedestal hand basin and low level WC. Tiled floor, tiled walls, heated towel rail and shaver point.

OUTSIDE Integral to the property is an outside WC with low level WC cistern and radiator.

DETACHED GARAGE 18' 5" x 11' 0" (5.61m x 3.35m) Having electric roll-up door and power and light connected. Side entrance door to **SIDE STORE** with door to the garden

Behind the garage is timber and felt garden store shed with corrugated roof, included in the sale.

THE GARDENS The property is located in this much sought after rural hamlet of Harrington, within the Lincolnshire Wolds, and is approached through gated access with Beech hedging to the front boundary. Slabbed driveway leading to the garage and providing ample parking space. To the front are lawned gardens together with well stocked and colourful, attractive flower beds. To the side/rear is a large patio area surrounded by well stocked and colourful flower and shrub beds. **SUMMER HOUSE**. **GREENHOUSE** set within the rear garden, and a Yardmaster metal shed also included in the sale.

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

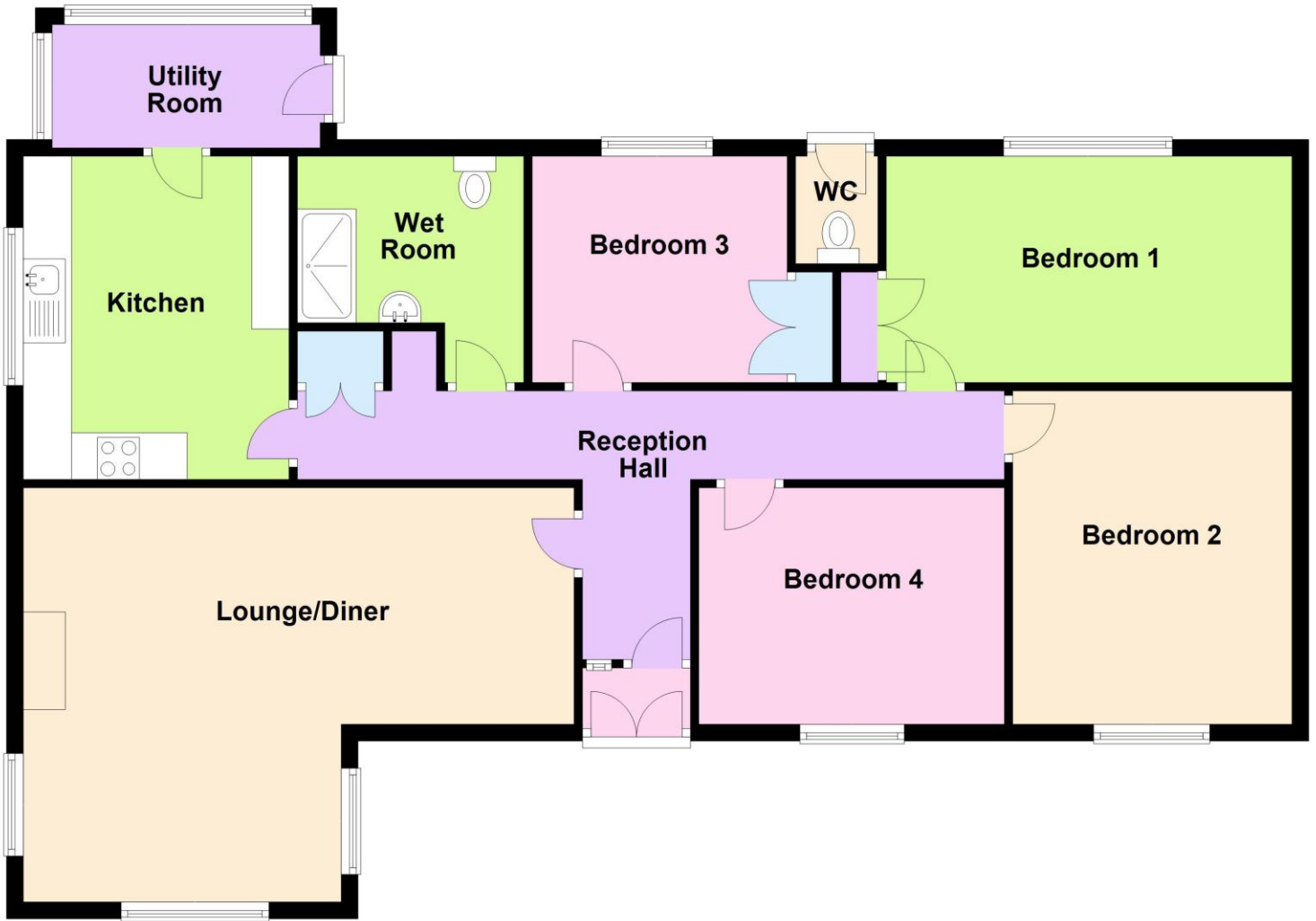
POSSESSION - Vacant possession will be given on completion.

FIXTURES AND FITTINGS - All those detailed are included in the sale as are the fitted carpets. The **SOLAR PANELS** are owned and feed into the tariff.

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 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		
69-80	C		72 C
55-68	D		
39-54	E	42 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.