



Inglenook
Church Lane, Minting, Horncastle LN9 5RS



Inglenook is a three bedroom bungalow, occupying a pleasant 0.16 acre (sts) plot with gardens to the front and rear in the village of Minting. The property provides spacious accommodation and has been updated and improved by the current vendors, including: replacement of all ceilings, replastering, full redecoration, new electric fuse board and updates to light fittings and switches where necessary, new central heating programming unit and new kitchen units. New skirting boards and doors have been secured, for installation once prospective purchasers have laid new flooring.

The village of Minting is a popular residential location, a quiet village with good access to services. The village itself has a church, village hall, and the popular Sebastapol Inn. The well serviced Georgian market town of Horncastle lies approximately 7 miles away and the county capital of Lincoln approximately 17 miles away.



Inglenook, Church Lane, Minting

ACCOMMODATION

Hallway with composite obscure double glazed side entrance door and matching side panels; of L shaped proportions, with built in airing cupboard housing radiator and shelving, loft access hatch, radiator, ceiling lights and power point. Doorways through to accommodation including

Kitchen having uPVC double glazed window to side, sliding doors to rear aspect; sink and drainer inset to roll edge worktop, storage units to wall level, floor standing oil fired Worcester boiler (switched off), radiator, ceiling lights and power points.

Living Room with uPVC double glazed windows to side and rear aspects; radiators, TV point, ceiling light and power points.

Bedroom with uPVC double glazed window to side aspect; radiator, ceiling light and power point.

Bedroom with uPVC double glazed window to front aspect; radiator, ceiling light and power points.

Bedroom with uPVC double glazed window to front aspect; radiator, ceiling light and power points.

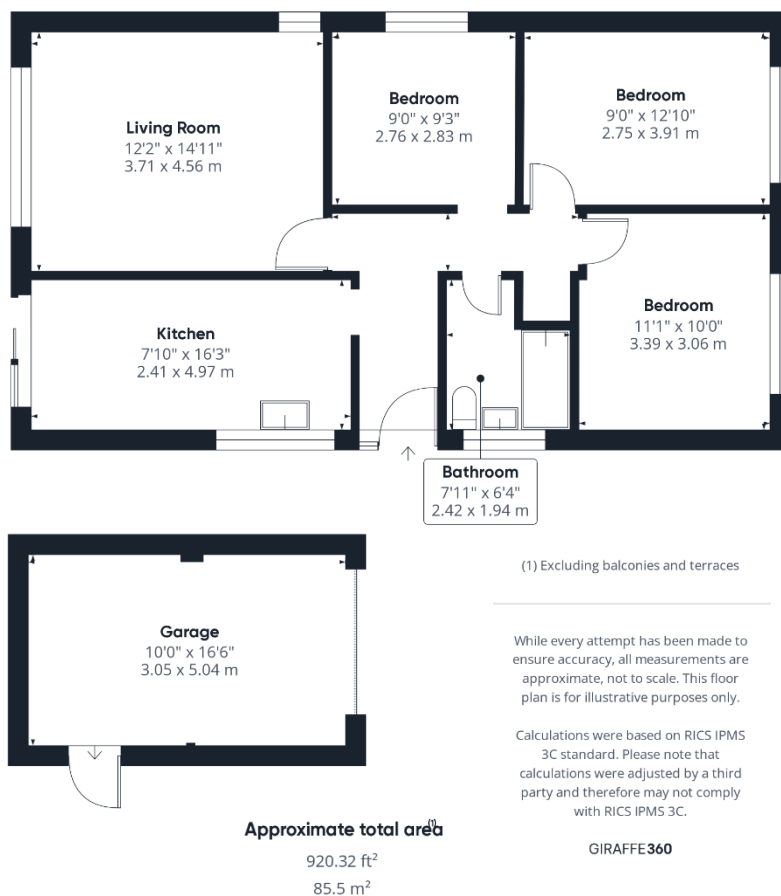
Bathroom having uPVC obscure double glazed window to side aspect; panel bath with shower over, tile surround, wash hand basin inset to unit, low level WC and ceiling light.

OUTSIDE

The property is approached to the front via a long driveway; providing off road parking for multiple vehicles and access to the **Detached Garage** with up and over door, personnel door to side, light and power. The front garden is laid to lawn with established flowers and shrubs, hedging containing the front and side. A paved path leads around the sides, through personnel gates and to the pet and child friendly, secure Rear Garden: initially laid to paved patio with dwarf brick wall containing the lawned garden, established flowerbeds circling and hedged boundaries.

It should be noted the property was subject to flooding due to the 'unprecedented' weather suffered by mid-Lincolnshire in October 2023; with Minting uniquely exposed to the particular set of conditions which caused this event.

East Lindsey District Council – Tax band: C



Energy Performance Rating: D Oil fired central heating.

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office...

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