

'Timbers', Bucknall Road, Horsington, LN10 5ET

Asking Price Of £349,950

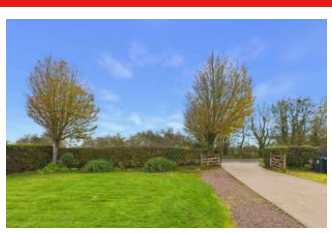
Walters ESTATE AGENTS

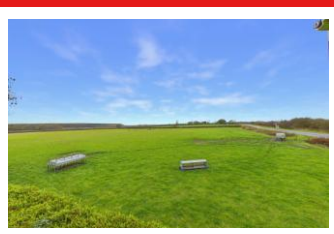
- Spacious Detached Family Home
- 3 Reception Rooms
- 4 Bedrooms, 1 En-suite, Bathroom
- Village Outskirts with Rural Views
- uPVC Units. Oil Central Heating
- NO UPWARD CHAIN

Walters are delighted to bring to the market this spacious detached four-bedroom family home, pleasantly situated on the outskirts of this popular rural village. The property enjoys an attractive setting, with first-floor views extending across the adjoining farmland to both the front and side, providing a lovely sense of space and countryside surroundings. Internally, the property benefits from uPVC sealed double-glazed windows throughout, together with oil-fired central heating, and offers excellent potential as a family home in this desirable rural location. Offered for sale with the added advantage of NO UPWARD CHAIN, an internal inspection is strongly recommended to fully appreciate the accommodation and position on offer.









Woodhall Spa - 01526 353185

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RICS™ Regulated by RICS







RECEPTION HALL 9' 7" x 9' 6" (2.92m x 2.9m) Having return staircase to the first floor, cupboard under, telephone point, radiator, wall thermostat.

LIVING ROOM 12' 7" x 10' 7" (3.84m x 3.23m) Having feature brick fireplace and tiled hearth housing the cast-iron log burner, radiator, TV point, double doors to dining area and kitchen and open access to:

LOUNGE 19' 6" x 11' 5" (5.94m x 3.48m) With double radiator, TV point.

KITCHEN 9' 7" x 9' 7" (2.92m x 2.92m) Having stainless steel single drainer sink unit with mixer taps, range of base cupboards and drawers under worktops with wall cupboards over. Built-in electric oven and grill with four ring electric ceramic hob with extractor fan and light over. Part-tiled walls, open access to:

DINING AREA 12' 7" x 8' 7" (3.84m x 2.62m) With radiator, double doors to the living room and uPVC sealed double glazed sliding patio doors to the rear garden.

UTILITY ROOM 6' 7" x 6' 5" (2.01m x 1.96m) Having worktops with space and plumbing under for washing machine, uPVC sealed double glazed rear entrance door, door to the garage door to:

CLOAKROOM Having low level WC, hand basin, tiled splashback.

FIRST FLOOR LANDING Having access to the roof void.

BEDROOM ONE 13' 6" x 11' 5" (4.11m x 3.48m) Having radiator, TV point and views from the side window over adjoining farmland.

EN-SUITE SHOWER ROOM 9' 2" x 5' 7" (2.79m x 1.7m) Having corner tiled shower cubicle, pedestal hand basin and low level WC. Extractor fan, built-in shelved airing cupboard.

BEDROOM TWO 12' 6" x 9' 8" (3.81m x 2.95m) With radiator.

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

BEDROOM FOUR 10' 2" x 6' 4" (3.1m x 1.93m) With radiator.

BATHROOM 8' 9" x 6' 4" (2.67m x 1.93m) Having panelled bath, tiled shower cubicle, pedestal hand basin, low level WC. Part-tiled walls.

OUTSIDE - GARAGE 17' 0" x 9' 7" (5.18m x 2.92m) Having up-and-over door and rear personal door to the utility room. Oil fired boiler, hot water tank, water softener.

THE GARDENS The property is approached over a concrete driveway with lawn garden and gravel area to the side providing further parking and access to the side garden where there is a slabbed area, ideal for caravan parking etc. The rear garden is fully enclosed with slabbed footpaths and lawn garden.

OUTGOINGS - The property is situated within the East Lindsey District Council - Property Band D.

POSSESSION - Vacant possession will be given on completion.







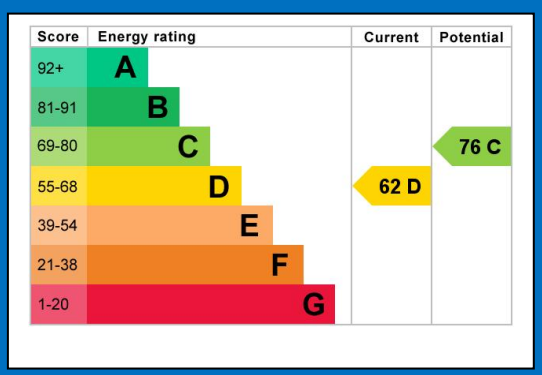




MONEY LAUNDERING REGULATIONS: Under the Money Laundering Rules 2007, The Proceeds of Crime Act 2002 and The Terrorism Act 2000 the Agent is legally obliged to verify the identity of the Client through sight of legally recognised photographic identification (e.g. passport, photographic drivers licence) 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.