



CHOICE PROPERTIES

Estate Agents

10 Whelpton Close,
Horncastle, LN9 6SF

Offers In Excess Of £325,000



Choice Properties are pleased to offer for sale this generously proportioned, extended and well presented four bedroom (one en-suite) detached bungalow positioned on a quiet cul-de-sac within the charming and historic market town of Horncastle. Boasting a flexible internal layout, modern finish through and privately enclosed gardens to the rear, early viewing is most certainly advised.

The well maintained accommodation features a mains gas central heating system (with underfloor heating in the extended part of the property) and comprises:-

Hallway

2'11" x 37'02"

Front door leading into the hallway with laminate flooring, loft access, two built in storage cupboards and doors to:-

Open Plan Kitchen/Dining/Reception Room

29'06" x 11'09"

Fitted with a range of wall and base units with worktop over, one bowl resin sink with drainer and mixer tap, space for a freestanding 'Range' style cooker with double width extractor fan over, space for an 'American' style fridge/freezer, integrated dishwasher, partly tiled splashbacks, inset spot lighting, ample space for a dining table, TV aerial, ceiling lantern and tri-folding doors to the rear garden.

Boot Room

8'02" x 8'11"

Composite door leading into the boot room housing the wall mounted consumer unit.

WC

3'07" x 6'10"

Fitted with a pedestal hand wash basin with mixer tap, WC with dual flush button, space for a freestanding tumble dryer and space and plumbing for a washing machine.

Reception Room/Snug

9'00" x 12'07"

With a ceiling light tunnel and TV aerial.

Bedroom 1

9'06" x 18'02"

Remarkably spacious double bedroom with a TV aerial.

Bedroom 2

9'06" x 13'04"

Spacious double bedroom with a door to the:

En-suite Shower Room

9'06" x 13'04"

Fitted with a three piece suite comprising a shower cubicle with mains fed double shower head over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, tiled flooring, tiled walls, inset spot lighting, heated towel rail and an extractor fan.

Bedroom 3

8'11" x 10'03"

Double bedroom with a door to the:

Dressing Area

6'06" x 4'10"

With laminate flooring, side door to the driveway and a built in storage cupboard, housing the wall mounted 'Worcester' combination boiler; supplying both the central heating and hot water systems.

Study/Bedroom 4

8'10" x 8'03"

Currently used as a home study but could alternatively be used as a further guest bedroom.

Shower Room

8'03" x 5'00"

Fitted with a modern and stylish three piece suite comprising a large shower enclosure with sliding door and mains fed double shower head over, hand wash basin with mixer tap; built into vanity and WC with dual button, tiled walls, tiled flooring, inset spot lighting, heated towel rail and an extractor fan.

Driveway

Paved driveway, providing off road parking.

Garden

To the rear of the property you will find a privately enclosed and generously sized garden, mostly laid to lawn with timber fencing to the boundaries. The rear garden additionally benefits from a useful timber shed and a paved patio seating area; providing the ideal space for outdoor dining or entertaining.

Tenure

Freehold.

Viewing arrangements

Viewing by appointment through Choice Properties Louth on 01507 860033.

Opening hours

Monday to Friday 9.00 a.m to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

Making an offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Council tax band

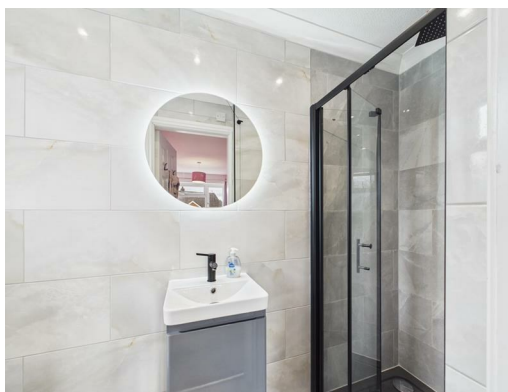
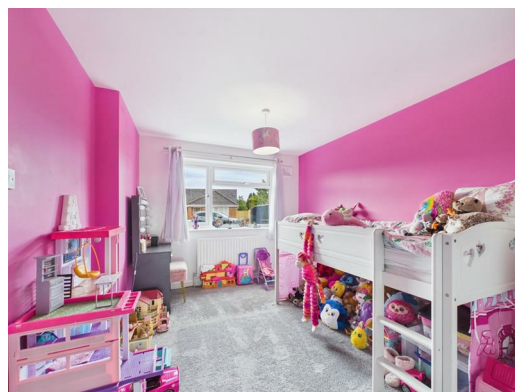
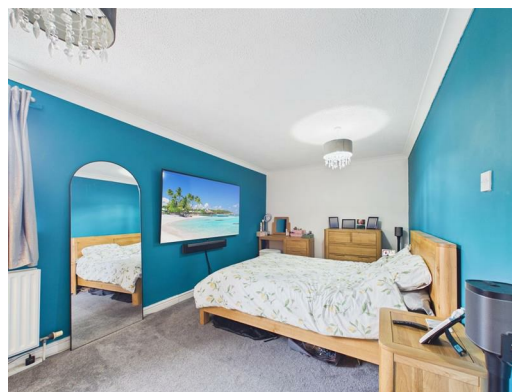
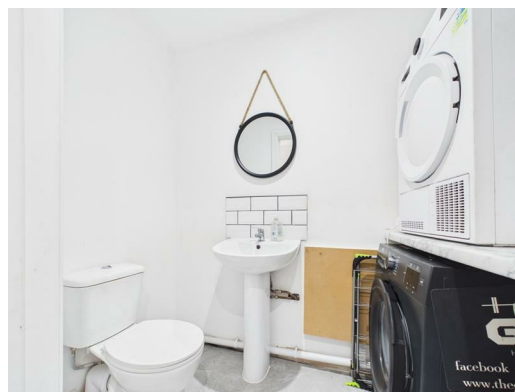
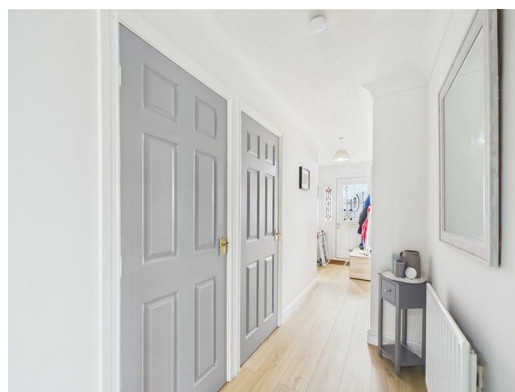
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH

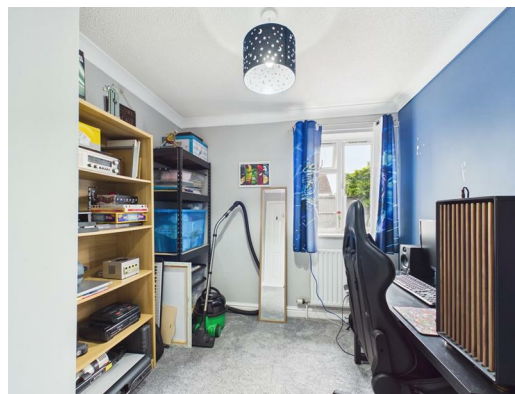
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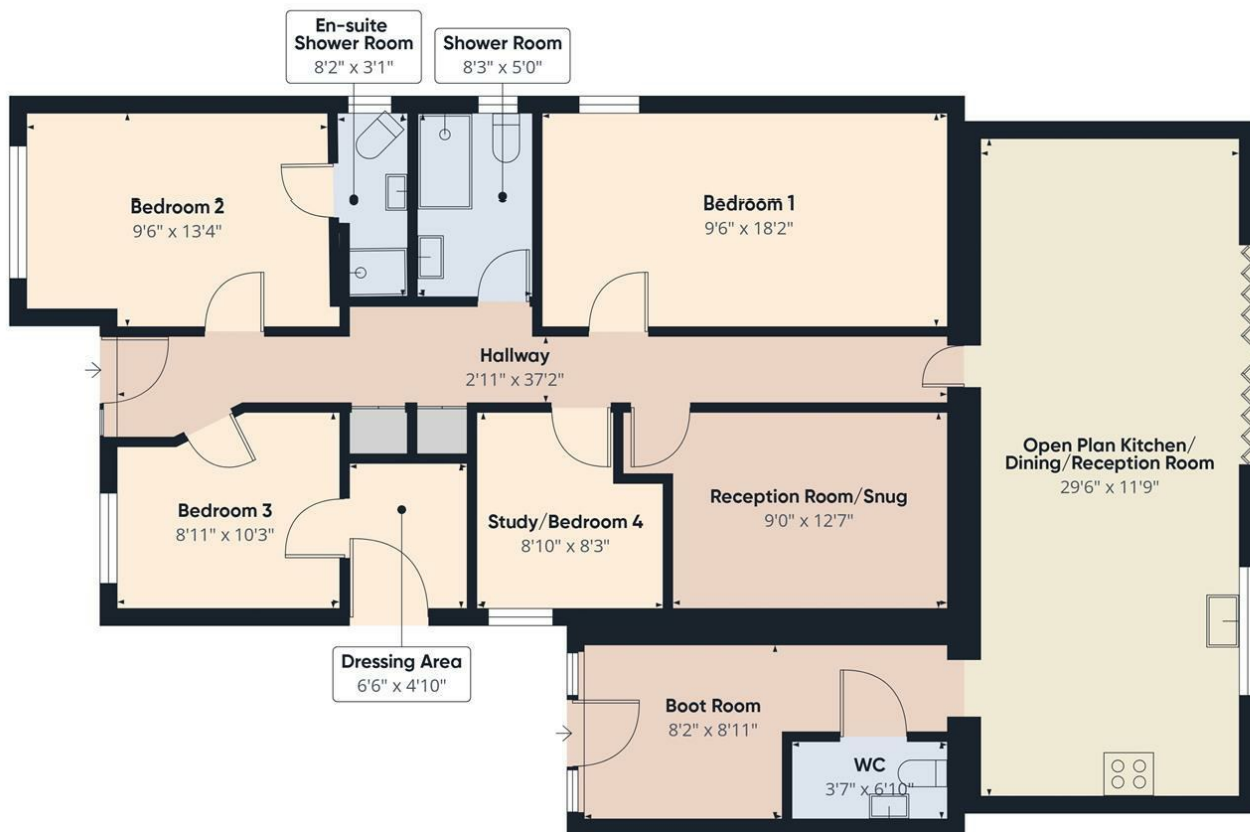
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. 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 Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.







Approximate total area^m
1298 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions

Use the postcode LN9 6SF to navigate to the property. Once you arrive in Horncastle, head South along South Street, until you meet the turning for Mareham Road and take a left. Continue along Mareham Road and bare left onto Bonnetable Road. Whelpton Close is the first land hand turning from Bonnetable Road, and number 10 can be found in the far corner after baring right around the cul-de-sac.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

