

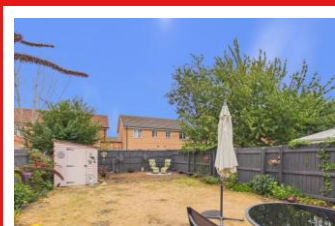


**36 Lodington Court,  
Horncastle, LN9 6RZ  
Asking Price Of £187,500**



- Well Presented Semi-Detached Home
- Established & Sought After Location
- Lounge/Diner, Kitchen, Utility & WC
- 3 Bedrooms, Bathroom
- Good Sized Gardens, Off Road Parking
- Gas CH. uPVC Windows

Offered to the market is this well-presented semi-detached home, thoughtfully reconfigured from its original design to create a spacious and practical layout. The property now benefits from an impressive fitted kitchen, together with a separate utility room and ground floor WC, while the former garage has been converted into a useful store room. Further benefits include gas fired central heating and uPVC sealed double glazed windows throughout. Outside, the property enjoys generous gardens, ample off-road parking, making this an ideal home for a range of purchasers.



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FRONT ENTRANCE LOBBY With radiator.

LOUNGE 12' 5" x 12' 3" (3.78m x 3.73m) Having feature fire surround and hearth with fitted coal effect gas fire, radiator, dado rail, staircase to the first floor, TV and telephone points, open archway to:

DINING AREA 8' 8" x 7' 2" (2.64m x 2.18m) With radiator, dado rail, glazed door to:

BREAKFAST KITCHEN 13' 2" x 11' 9" (4.01m x 3.58m) (Max) Having 1½ bowl single drainer sink unit with mixer taps, range of base cupboards and drawers under worktops with wall cupboards over and concealed lights. Built-in electric double oven and grill, five ring gas hob with extractor fan and light over, integral fridge and freezer, built-in wine cooler (requires attention), integral dishwasher, cupboard housing the gas fired wall mounted boiler. Double radiator, heated towel rail, rear entrance door, built-in storage cupboard.

UTILITY ROOM/CLOAKROOM 8' 2" x 3' 9" (2.49m x

1.14m) Having stainless steel single drainer sink unit with mixer taps and cupboard under, together with space and plumbing for washing machine, low level WC, radiator, extractor fan.

**FIRST FLOOR LANDING** Having access to the roof void, built-in shelved airing cupboard also housing the pre-lagged hot water tank with immersion heater.

**BEDROOM ONE** 12' 7" x 9' 0" (3.84m x 2.74m) With radiator and built-in double wardrobe.

**BEDROOM TWO** 13' 2" x 8' 6" (4.01m x 2.59m) With radiator.

**BEDROOM THREE** 8' 6" x 7' 2" (2.59m x 2.18m) (Max) Being L-shaped with radiator and built-in single wardrobe.

**BATHROOM** 7' 3" x 7' 0" (2.21m x 2.13m) Having a P-shaped panelled bath with electric shower over, side screen, pedestal hand basin, low level WC. Part-tiled walls, radiator, extractor fan and wall mirror.

**OUTSIDE - FRONT FORMER GARAGE** 7' 9" x 6' 6" (2.36m x 1.98m) Now used as a storage room with up-and-over door, power and light connected.

**THE GARDENS** The property is approached over a tarmac driveway with car-parking space, an open plan lawn front garden with gated access to one side leading to the fully enclosed rear garden with slabbed patio area and footpaths, lawn garden beyond, together with timber and felt garden store shed (included). Outside cold water tap, and lights.

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

**POSSESSION** - Vacant possession will be given on completion.

**FIXTURES AND FITTINGS** - All those detailed are included in the sale.

**VIEWING** - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters





Floor plans are to show layout only and are 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.

### EPC GRAPH TO FOLLOW

**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.