

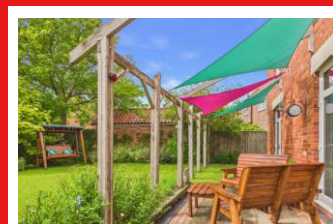


*1 Barley Way,
Horncastle, LN9 5SS
Offers In Region Of £399,995*



- Detached Period Family Home
- 3 Reception Rooms
- 5 Double Bedrooms (1 En-suite)
- Garage, Ample Off-Road Parking
- South-Facing Private Rear Garden
- Solar Panels, uPVC Units. Gas CH

Offering to the market this spacious and beautifully presented detached period family home, boasting five double bedrooms, including a principal bedroom with en-suite, three generous reception rooms, and a modern fitted kitchen. Occupying a substantial corner plot, the property benefits from ample parking, a garage, and additional space ideal for a caravan or motorhome. To the rear are delightful south-facing gardens and an extensive patio area, perfect for outdoor entertaining and family enjoyment.



Woodhall Spa - 01526 353185
www.waltersstateagents.co.uk





RECEPTION HALL Having staircase to the first floor, covered radiator, decorative tiled flooring.

LOUNGE 13' 11" x 12' 10" (4.24m x 3.91m) Having feature brick fireplace with tiled hearth, housing the cast-iron log burner (not in use), double radiator, laminate flooring, feature bay window.

STUDY 6' 11" x 5' 8" (2.11m x 1.73m) Off, with radiator and telephone point.

LIVING ROOM 13' 0" x 12' 11" (3.96m x 3.94m) Having feature fireplace and tiled hearth with dog grate, double radiator, laminate flooring, recessed storage base cupboards and wall shelving.

SIDE ENTRANCE HALLWAY With entrance door, tiled floor, radiator and coats rail. **CLOAKROOM** off having low level WC, hand basin, tiled floor, radiator and extractor fan.

UTILITY ROOM 9' 4" x 8' 8" (2.84m x 2.64m) (Max) Having stainless steel single drainer sink unit and range of base cupboards under worktops, space and plumbing for washing machine, radiator, gas fired wall mounted boiler, tiled floor, wall shelving.

KITCHEN 13' 9" x 13' 0" (4.19m x 3.96m) Having 1½ bowl single drainer sink unit with mixer taps, range of base cupboards and drawers under worktops with wall cupboards over. Recess housing

the electric Leisure Rangemaster cooker, with two ovens, grill and four ring gas hob with griddle and warming plate, extractor fan and light over. Central island with cupboards and drawers under, radiator, timber flooring. Open access leads to the:

LIVING DINING AREA 23' 2" x 11' 9" (7.06m x 3.58m) Having timber floor, two radiators, TV aerial point and two double uPVC sealed double glazed patio doors to the rear garden.

FIRST FLOOR LANDING With radiator, in-set ceiling lights, access to the roof void.

BEDROOM ONE 14' 4" x 12' 11" (4.37m x 3.94m) Having cast-iron feature fire surround, radiator, panelled walling to one end. **EN-SUITE SHOWER ROOM** having tiled shower cubicle with curtain and rail, vanity hand basin with double cupboard under, low level WC. Extractor fan, shaver point, wall mirror, radiator.

BEDROOM TWO 13' 0" x 12' 11" (3.96m x 3.94m) Having double radiator, feature cast-iron fire surround, fitted single and double wardrobes.

BEDROOM THREE 13' 9" x 9' 7" (4.19m x 2.92m) Having radiator, feature cast-iron fire surround, fitted double wardrobe.

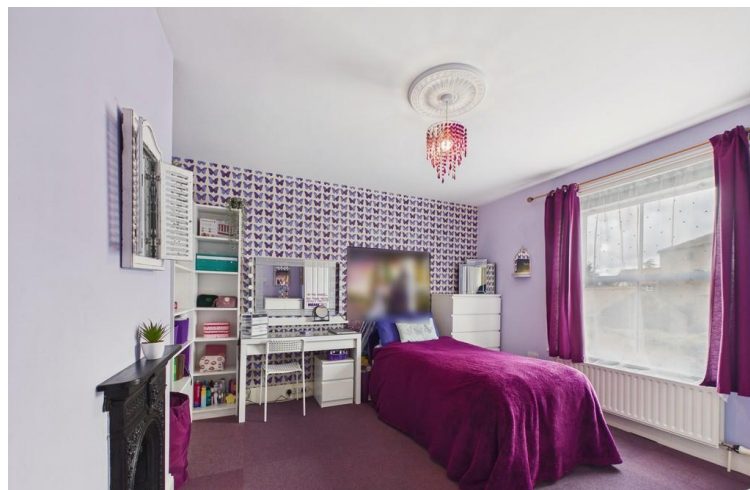
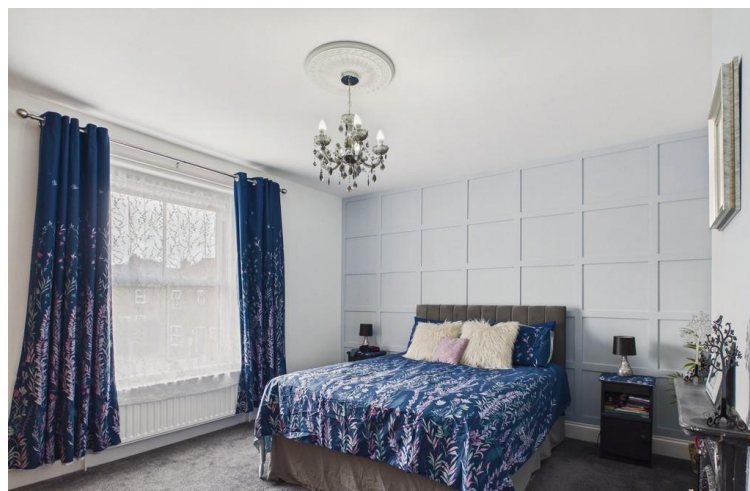
BEDROOM FOUR 11' 9" x 11' 4" (3.58m x 3.45m) With radiator.

BEDROOM FIVE 11' 9" x 11' 3" (3.58m x 3.43m) With radiator.

FAMILY BATHROOM 9' 5" x 9' 5" (2.87m x 2.87m) Having panelled bath, tiled shower cubicle with folding doors, vanity hand basin with double cupboard under, low level WC. Wall mirror, double wall cabinet, wall lights, extractor fan, part-tiled walls, double radiator and built-in airing cupboard housing the pre-lagged hot water tank with immersion heater.

OUTSIDE - DETACHED GARAGE 18' 10" x 10' 7" (5.74m x 3.23m) Having up-and-over and side personal doors, power and light connected, outside electric charging point for a vehicle.

THE GARDENS The property is approached on a good sized corner plot with open-plan lawn gardens with a variety of evergreen trees and shrubs, parking area, ideal for a caravan or motorhome. To the side is the garage with block paved driveway proving further parking. To the rear is a fully enclosed and private south-facing garden with extensive patio areas, Pergola, lawn gardens flanked by well stocked and colourful flower and shrub beds.





Floor 0



Floor 1



Approximate total area^m

2013 ft²

Reduced headroom

10 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

GIRAFFE360

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

POSSESSION - Vacant possession will be given on completion.

FIXTURES AND FITTINGS - All those detailed are included in the sale as are the fitted carpets.

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

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		