

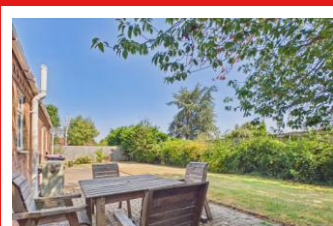


**'Caxton Lodge', The Ropewalk,
Horncastle, LN9 5BF
Asking Price Of £475,000**



- Extended and Extremely Spacious Bungalow
- Prime and Sought After Location
- 3 Reception Rooms, Conservatory
- 4/5 Bedrooms (2 En-suite)
- Good Sized Garden, Double Garage
- Oil CH. uPVC Units. NO UPWARD CHAIN

Walter's are delighted to bring to the market this desirable, exceptionally spacious and versatile extended bungalow, offering flexible accommodation that could comfortably suit two-family living, if required. Occupying generous, well-maintained gardens, the property benefits from a double garage and ample off-road parking. Situated in a discreet and highly sought-after location, just a short distance from the town centre, this impressive home is offered to the market with the added advantage of no onward chain, making it an ideal opportunity for a smooth and straightforward purchase.



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





RECEPTION HALL Having two radiators, wall thermostat, display niche with lights, wall lights, built-in double cloaks cupboard, built-in shelved storage cupboard, built-in airing cupboard housing the pre-lagged hot water tank with immersion heater. Smoke detector, door chimes and access to the roof void.

LOUNGE 17' 10" x 17' 8" (5.44m x 5.38m) Having feature fire surround and hearth with fitted electric coal effect fire, two double radiators, telephone point, TV aerial lead, wall and center lights, and double doors leading to:

DINING AREA 11' 3" x 10' 11" (3.43m x 3.33m) Having two double radiators, wall lights, telephone point, open access to the kitchen and double doors to:



CONSERVATORY 11' 7" x 11' 7" (3.53m x 3.53m) Being part-brick with uPVC sealed double glazed windows and double doors to the garden, tiled floor, TV point, ceiling fan light, window blinds and double radiator.

KITCHEN 14' 3" x 12' 11" (4.34m x 3.94m) Having 1½ bowl single drainer sink unit with mixer taps and cold water filter tap, range of base cupboards and drawers under worktops with wall cupboards over with concealed lights. Rangemaster electric range cooker, two ovens, grill and warming tray, five ring calor gas hob over with extractor fan and light above. Integral freezer,

dishwasher, double radiator, tiled floor, TV aerial point and in-set ceiling lights.

UTILITY ROOM 7' 2" x 5' 2" (2.18m x 1.57m) Having single drainer sink unit with mixer taps, cupboard and drawer under, wall cupboards over. Tiled floor, radiator, rear entrance door, part-tiled walls, built-in storage cupboard with water softener.

BEDROOM ONE 16' 7" x 13' 4" (5.05m x 4.06m) Having double radiator, wall lights, TV point.

EN-SUITE SHOWER ROOM 11' 0" x 4' 3" (3.35m x 1.3m) Having fully tiled walls and floor, corner shower cubicle, pedestal hand basin and low level WC. Extractor fan, heated towel rail.

BEDROOM TWO 11' 9" x 9' 6" (3.58m x 2.9m) Having radiator, TV and telephone points.

EN-SUITE SHOWER ROOM With fully tiled floor and walls, shower cubicle, pedestal hand basin and low level WC. Wall mirror, extractor fan and radiator.

BEDROOM THREE 11' 10" x 8' 11" (3.61m x 2.72m) With radiator, TV point and built-in single wardrobe.

BEDROOM FOUR 10' 10" x 8' 9" (3.3m x 2.67m) Having radiator, TV and telephone points, built-in double wardrobe.

SITTING ROOM 15' 7" x 12' 6" (4.75m x 3.81m) Which could be used as a fifth bedroom. Having two double radiators, TV and telephone points, in-set ceiling lights and uPVC sealed double glazed sliding patio doors to the rear garden.

BATHROOM 9' 6" x 6' 4" (2.9m x 1.93m) Having panelled bath, corner shower cubicle, pedestal hand basin, low level WC. Fully tiled walls and floor, wall mirror, wall lights, extractor fan and radiator.

OUTSIDE - DETACHED DOUBLE GARAGE 22' 5" x 21' 0" (6.83m x 6.4m) Having remote control up-and-over door and side personal door, power and light connected.

THE GARDENS The property is approached off The Ropewalk over a block paved driveway with ample parking to the front. Gated side access to the side and rear gardens, footpaths and patio area to the rear together with outside oil fired boiler and oil storage tank.





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

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 Agent - Walters.

Floor plans are to show layout only and 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	65 D
39-54	E		
21-38	F		
1-20	G		

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.