

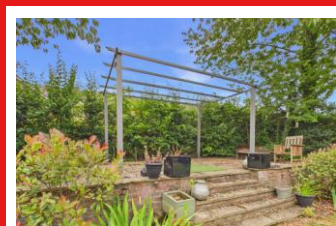


***The West Barn, Thimbleby Road,  
Horncastle, LN9 5RA  
Asking Price Of £575,000***



- Attractive Detached Family Home
- Built in a Traditional 'Barn Style'
- 3 Reception Rooms, Large Dining Kitchen
- 4/5 Double Bedrooms (2 En-suite)
- Convenient Sized Gardens
- Single Garage, Ample Parking

Offered to the market is this attractive and exceptionally well-presented four/five-bedroom detached family home, designed in a traditional barn style and situated within a small, prestigious development on the outskirts of the town. Offering spacious and versatile accommodation throughout, the property benefits from gas-fired central heating, uPVC double glazing, and a flexible layout ideal for modern family living. Set within beautifully maintained gardens, the home also features a single garage and ample off-road parking.



**Woodhall Spa - 01526 353185**  
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**RECEPTION HALL** Having balustrade staircase to galleried landing with under stairs storage cupboard, covered radiator, tiled flooring, telephone point, front entrance door with large side window. Walk-in storage cupboard with tiled floor.

**CLOAKROOM** Having low level WC, hand basin, extractor fan, tiled flooring, heated towel rail.

**SITTING ROOM** 15' 0" x 14' 9" (4.57m x 4.5m) Having laminate floor, covered radiator, TV points and uPVC sealed double glazed double patio doors to the rear garden.

**STUDY/BEDROOM FIVE** 10' 3" x 10' 3" (3.12m x 3.12m) Having laminate flooring, covered radiator, uPVC sealed double glazed double doors to the rear garden.

**GARDEN ROOM** 19' 5" x 14' 6" (5.92m x 4.42m) Having tiled flooring, two radiators, TV point, uPVC sealed double glazed double doors to the rear garden, bi-folding doors to patio and rear garden, in-set ceiling lights, open access to:

**DINING AREA** 14' 6" x 10' 3" (4.42m x 3.12m) Having covered radiator, tiled floor.

**BREAKFAST KITCHEN** 16' 0" x 14' 6" (4.88m x 4.42m) Having Belfast sink with mixer taps and cold water filter tap, range of base

cupboards and drawers under worktops. Free-standing electric range cooker with two ovens and separate grill, warming tray, six ring ceramic hob with extractor fan and light over. Integral dishwasher, fitted American style fridge/freezer, central island with cupboards and drawers under worktops, breakfast bar. Part-tiled walls, tiled flooring, radiator, in-set ceiling lights and large picture window to the front elevation.

**FIRST FLOOR - CENTRAL LANDING** With large picture window with views overlooking the Wolds countryside, radiator, wall thermostat, large walk-in airing cupboard housing the hot water tank.

**BEDROOM ONE** 14' 2" x 10' 4" (4.32m x 3.15m) Having large picture window to the rear aspect with window shutters, radiator, TV point and access to: **DRESSING AREA** with hanging rails and door to: **EN-SUITE SHOWER ROOM** 10' 4" x 5' 5" (3.15m x 1.65m) Having fully tiled walls and floor, large walk-in shower cubicle with waterfall shower head, vanity hand basin and low level WC. Radiator, illuminated wall mirror, extractor fan and in-set ceiling lights.

**BEDROOM TWO** 14' 4" x 11' 1" (4.37m x 3.38m) Having covered radiator, TV point, large built-in wardrobe. **EN-SUITE BATHROOM** 6' 2" x 5' 7" (1.88m x 1.7m) Having fully tiled walls and floor with enclosed bath with shower mixer taps, pedestal hand basin and low level WC. Heated towel rail, extractor fan.

**BEDROOM THREE** 14' 4" x 10' 4" (4.37m x 3.15m) Having radiator, TV point and fire escape door/window to a potential roof terrace, (subject to PP and Building Regulations).

**BEDROOM FOUR** 13' 7" x 9' 0" (4.14m x 2.74m) Having radiator, TV point.

**FAMILY BATHROOM** 9' 4" x 6' 4" (2.84m x 1.93m) Having fully tiled walls and floor, enclosed bath with central mixer taps, shower cubicle with waterfall shower head, pedestal hand basin and low level WC. Radiator, extractor fan and in-set ceiling lights.

**OUTSIDE - INTEGRAL GARAGE** 16' 1" x 9' 8" (4.9m x 2.95m) Having double wooden doors, door to hallway, power and light connected, also housing the gas fired wall mounted boiler. **THE GARDENS** The property is located within a prestigious development of six houses and is approached over a shared driveway which then leads to a private driveway to West Barn with a small lawn front garden. There are parking spaces for two vehicles fronting the garage and additional parking for visitors opposite. A slabbed footpath leads to the fully enclosed rear garden with slabbed patio area and lawns beyond. Flower and shrub beds and with steps leading to a raised slabbed patio area. There are outside light, cold water tap and timber and felt **GARDEN STORE SHED**. (Included).





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

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 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.