

Linton House, Church Lane, Minting, Horncastle, LN9 5RS

Book a Viewing!

£340,000

A four Bedroom detached family home located on a generous size plot in this quiet village location within the popular village of Minting, which is well located within easy access to the A158, providing routes to Lincoln, Wragby, Horncastle, the Lincolnshire Wolds and coastline. The property enjoys a generous front garden and a driveway to the side, which offers ample off-road parking and access to a garage. It is well positioned with open views to the rear that can also be enjoyed from the rear patio.

The home has been tastefully updated by the current owner and is neutrally decorated throughout, benefiting from a recently fitted Kitchen, modern Bathroom and En-suite. The accommodation includes: Entrance Hall, Downstairs WC, dual-aspect Lounge, Kitchen, Dining Area, Porch, Utility/Boot Room, and a First Floor Landing that leads to four Bedrooms, one with En-suite Shower Room and a separate family Bathroom. Viewing is highly recommended and the property is being sold with no onward chain.





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SERVICES
All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - East Lindsey District Council.

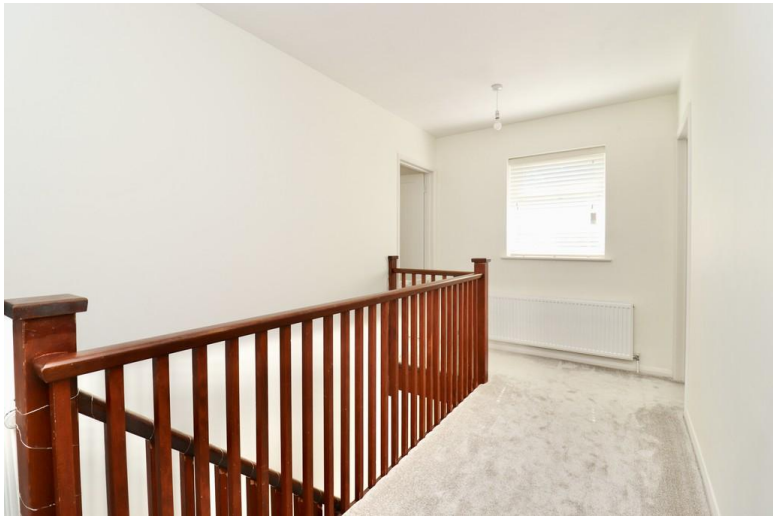
TENURE - Freehold.

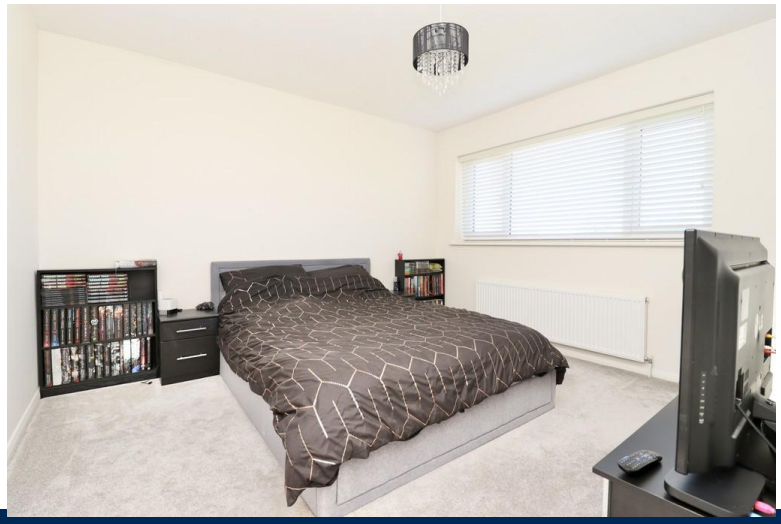
VIEWINGS - By prior appointment through Mundys.

LOCATION
Horncastle is a popular Market Town on the edge of the Lincolnshire Wolds. Horncastle has a traditional town market place and has a range of the usual shops and facilities. There is a local primary school, secondary school and a grammar school. The Cathedral City of Lincoln is located within approx. 18 miles.









ACCOMMODATION

ENTRANCE HALL
With composite external door, UPVC double glazed windows, laminate flooring, stairs to first floor and radiator.

LOUNGE
21' 0" x 12' 2" (6.4m x 3.71m) With dual aspect with UPVC double glazed bay window to front and UPVC double glazed double doors and windows to rear garden, two radiators and fireplace.

KITCHEN
14' 9" x 10' 10" (4.50m x 3.3m) With UPVC double glazed window, laminate flooring, fitted with a range of wall and base units, work surfaces and matching upstand, stainless steel sink drainer, integrated double oven, four-ring induction hob with extractor fan, plumbing and space for dishwasher, space for fridge, vertical radiator and under-stair storage cupboard.

DINING AREA
11' 4" x 9' 10" (3.45m x 3m) With UPVC double glazed window, laminate flooring, radiator and opening into kitchen.

UTILITY ROOM
20' 0" x 4' 11" (6.1m x 1.5m) With UPVC double glazed window, tiled flooring, fitted base units, work surfaces, tiled splashback, stainless steel sink drainer, plumbing and spaces for washing machine and tumble dryer and space for freestanding freezer.

WC
With UPVC double glazing, LVT flooring, part-tiled walls, low-level WC, wash hand basin with mixer tap and cupboard below.

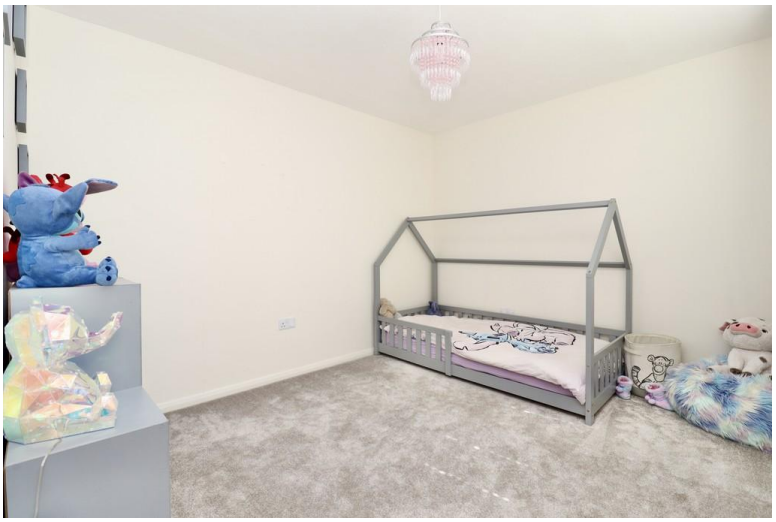
FIRST FLOOR LANDING
With UPVC double glazed window, radiator and airing cupboard housing hot water cylinder.

BEDROOM 1
11' 11" x 10' 11" (3.63m x 3.33m) With UPVC double glazed window and radiator.

BEDROOM 2
11' 4" x 9' 10" (3.45m x 3m) With UPVC double glazed window and radiator.

BEDROOM 3
12' 2" x 8' 6" (3.71m x 2.59m) With UPVC double glazed window and radiator.









BEDROOM 4
10' 10" x 7' 10" (3.3m x 2.39m) With UPVC double glazed window and radiator.

EN-SUITE
5' 11" x 5' 4" (1.8m x 1.63m) With UPVC double glazed window, LVT flooring, low-level WC, wash hand basin with cupboard below, shower cubicle with mains shower and heated towel rail.

BATHROOM
6' 7" x 5' 11" (2.01m x 1.8m) With UPVC double glazed window, LVT flooring, low-level WC, wash hand basin with cupboard below, bath with electric shower over and heated towel rail.

PORCH
14' 9" x 3' 7" (4.5m x 1.09m) With UPVC double glazed external doors to front and rear and tiled flooring.

GARAGE
20' 0" x 9' 1" (6.1m x 2.77m) With UPVC double glazed window and electric roller door.

WEBSITE
Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT
We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO
Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME
An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.

2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Total area: approx. 154.9 sq. metres (1666.9 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.



29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

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