



**12 Langton Drive,
Horncastle, LN9 5AJ
Asking Price Of £325,000**



- Spacious Detached Bungalow
- 2 Reception Rooms, Kitchen
- 3 Bedrooms (1 En-suite Shower Room)
- Utility & Store Room, Car-Port
- Good Sized Gardens
- Gas Central Heating, uPVC Units Throughout

Walter's are delighted to present this spacious detached three-bedroom bungalow, featuring a principal bedroom with its own en-suite shower room. The property offers a generous lounge, well-appointed kitchen and an attractive sun/dining room that enjoys views over the private west-facing garden. Outside, you'll find a useful garden store and a timber-and-felt office complete with power and Wi-Fi-ideal for home working. Formerly a garage, the front section has been thoughtfully converted to create a practical store room with a utility room positioned behind. A car port to the front, along with additional off-road parking, completes this versatile and appealing home.



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ENCLOSED ENTRANCE PORCH With tiled floor and door to: RECEPTION HALL Having radiator, shelf over, fitted double cloaks cupboards with double cupboard over, access to the roof void via a loft ladder, loft being part-boarded.

L-SHAPED LOUNGE 18' 0" x 17' 7" (5.49m x 5.36m) (Max) Having electric coal effect wall fire, two radiators, TV and telephone points.

KITCHEN 15' 0" x 8' 2" (4.57m x 2.49m) Having stainless steel 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Space under worktops for dishwasher, fridge and separate freezer with wall cupboards over, one housing the gas fired wall mounted combination boiler. Fitted Belling fan-assisted electric double oven and grill, four ring electric ceramic hob with extractor fan and light over. Part-tiled walls and tiled flooring.

SUN LOUNGE/DINING ROOM 13' 2" x 10' 2" (4.01m x 3.1m) Overlooking the west-facing private gardens with radiator.

BEDROOM ONE 11' 4" x 10' 1" (3.45m x 3.07m) With radiator, sliding door to EN-SUITE SHOWER ROOM having shower cubicle with waterfall shower head, vanity hand basin with mirror wall cabinet over, low level WC. Extractor fan.

BEDROOM TWO 11' 3" x 11' 2" (3.43m x 3.4m) Having bow window with radiator under and overlooking the front garden.

BEDROOM THREE 11' 2" x 7' 9" (3.4m x 2.36m) With radiator.

SHOWER ROOM 8' 0" x 5' 9" (2.44m x 1.75m) Having tiled shower cubicle with sliding doors, vanity hand basin with drawers under and mirror wall cabinet over, shaver point, low level WC. Extractor fan, heated towel rail and built-in airing cupboard.

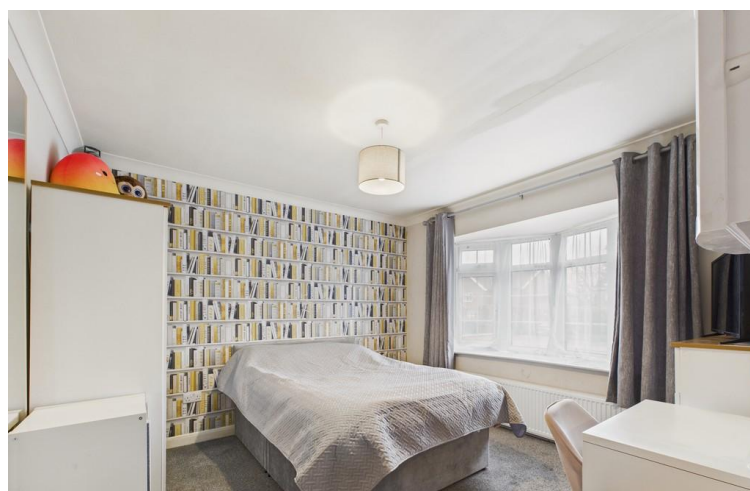
OUTSIDE - FORMER GARAGE Now divided into two, the front being : **STORE** 9' 8" x 8' 3" (2.95m x 2.51m) With up-and-over door and with power and light connected. Internal door to:

UTILITY ROOM 9' 6" x 9' 3" (2.9m x 2.82m) Having base cupboards under worktops with single wall cupboard and further fitted storage cupboard, space for fridge/freezer, space and plumbing for washing machine, vent for tumble dryer, uPVC sealed double glazed side entrance door to the rear garden.

THE GARDENS The property is approached over a block paved driveway providing ample off-road parking and further parking under a CAR-PORT. Front garden is mainly laid to lawn with flower and shrub beds to borders together with outside double power point and lights. To the rear is a fully enclosed and private garden with paved patio area and raised timber decking, beyond which are slightly elevated lawn garden with flower and shrub beds with a timber and corrugated roof insulated garden store shed with power connected. Timber and felt insulated **OFFICE** with power connected together with Wi-Fi. Outside lights located to the front, sides and rear of the property. Outside power point.

OUTGOINGS - The property is situated within the East Lindsey District Council and we are advised is in Property Band C.

POSSESSION - Vacant possession will be given on completion.





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.

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.

