



***29 Mark Avenue,
Horncastle, LN9 5BD
Offers In Region Of £160,000***



- Semi-Detached Bungalow
- Large Plot, Ample Room to Extend (Subject to PP)
- Hall, Lounge, Kitchen
- 2 Bedrooms, Shower Room
- Large Caravan Port to the Side
- NO UPWARD CHAIN

Occupying a desirable position within this sought-after area, this charming two-bedroom semi-detached bungalow presents a fantastic opportunity for those looking to add their own personal touch. In need of some cosmetic modernisation, the property sits on a good-sized plot with excellent potential for extension (subject to planning permission). Further benefits include a large side caravan port, uPVC double glazing, gas-fired central heating, and no upward chain.



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





The property has the benefit of cavity wall insulation with a guarantee until 2031.

LARGE COVERED CARAVAN PORT 25' 0" x 14' 5" (7.62m x 4.39m) With gated access to both the front and rear with outside light and cold water tap. uPVC sealed double glazed side entrance door to:

RECEPTION HALL With radiator, access to the roof void, void being part boarded and with power point, wall thermostat, built-in airing cupboard housing the pre-lagged hot water tank with immersion heater.

LOUNGE 15' 2" x 10' 8" (4.62m x 3.25m) Having feature fire surround and hearth with fitted coal effect gas fire, double radiator, TV point.

KITCHEN 10' 8" x 8' 8" (3.25m x 2.64m) Having stainless steel single drainer sink unit and range of base cupboards and drawers under worktops wall cupboards over. Belling free-standing electric double oven and grill with four ring gas hob, Logik fridge/freezer, double radiator and gas fired wall mounted boiler.

BEDROOM ONE 10' 7" x 10' 3" (3.23m x 3.12m) With radiator and telephone point.

BEDROOM TWO 10' 7" x 6' 6" (3.23m x 1.98m) With radiator.

SHOWER ROOM 6' 5" x 5' 7" (1.96m x 1.7m) Having fully tiled walls and floor with shower cubicle with modesty door, hand basin and low level WC. Heated towel rail, wall mirror.

THE GARDENS The property is approached over a large gravel driveway with gravelled gardens for ease of maintenance with central flower bed. Fully enclosed rear garden with slabbed patio area, gravel footpaths and lawn garden.

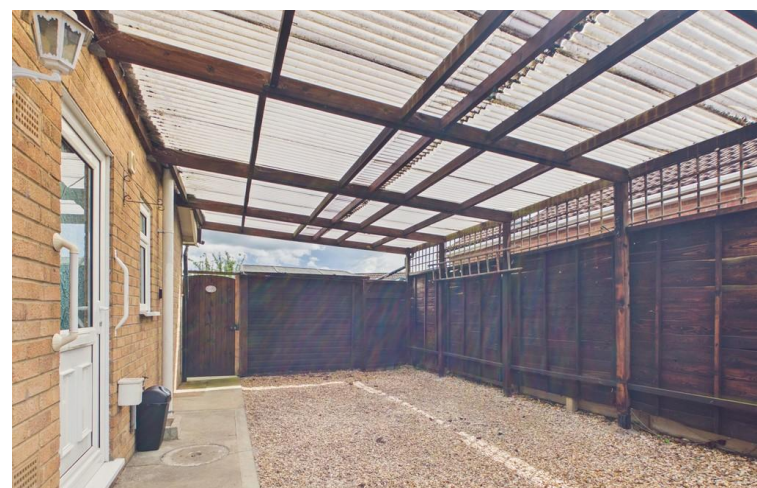
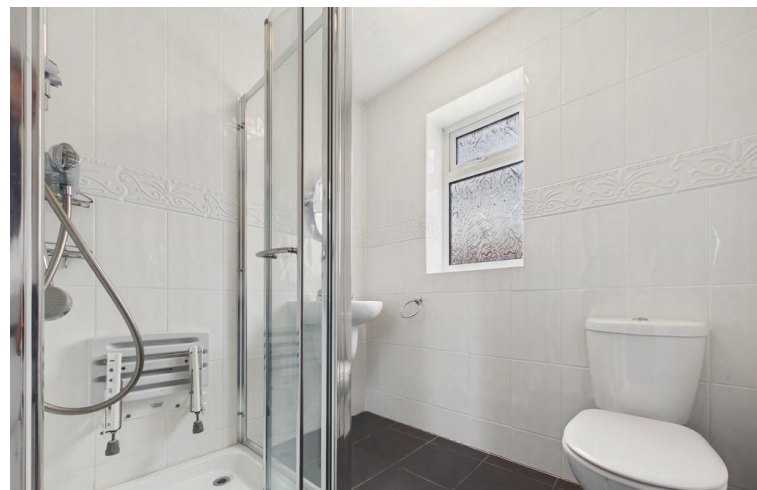
There is a timber and felt garden **STORE SHED** which has power and light connected, included in the sale.

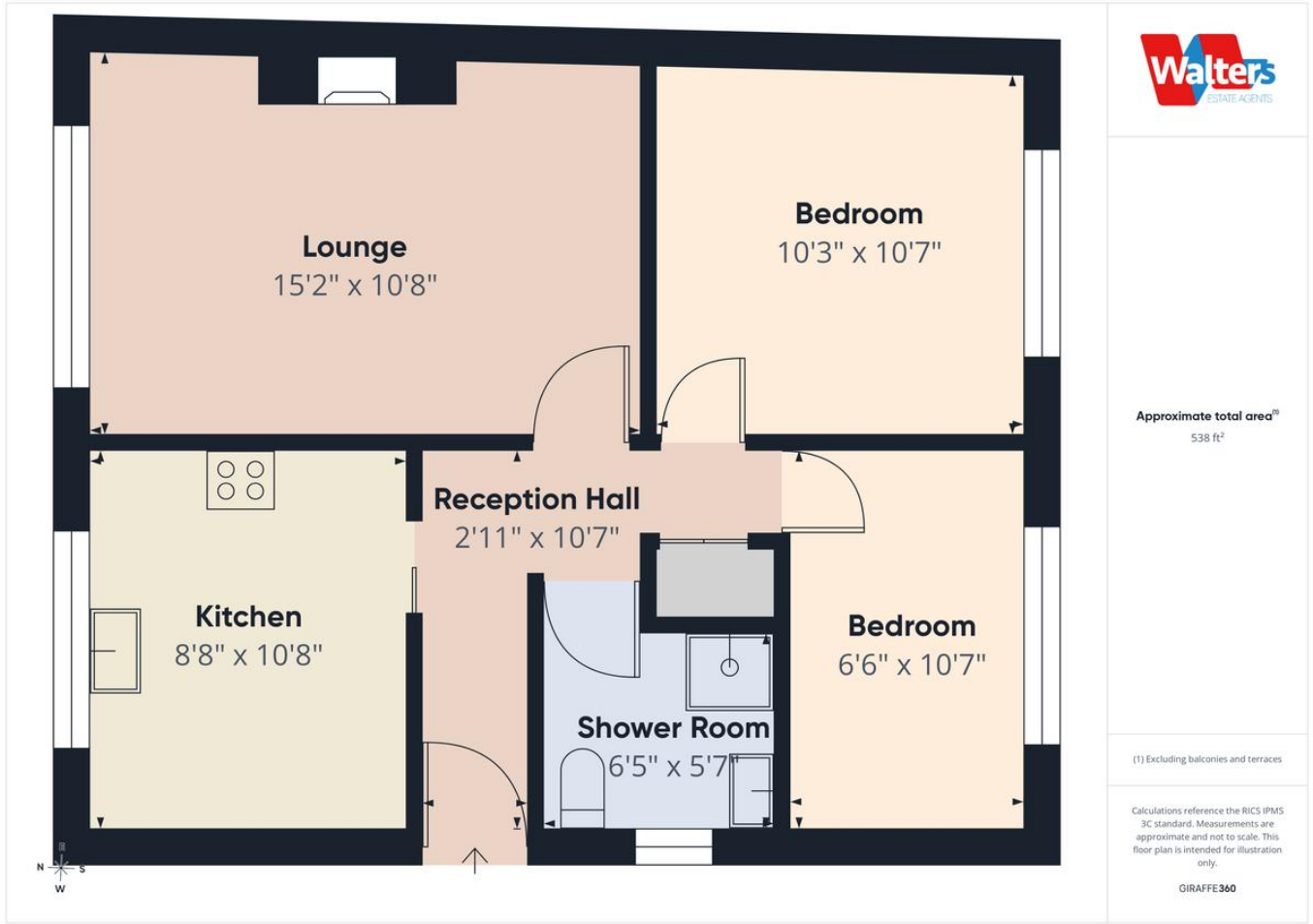
OUTGOINGS - The property is situated within the East Lindsey District Council. Property Band B.

POSSESSION - Vacant possession will be given on completion.

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

VIEWING - Strictly and only to be made by prior appointment 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.

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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 71 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |