



***63 Louth Road,  
Horncastle, LN9 5EN  
Asking Price Of £264,950***



- Detached Three Bedroom Bungalow
- In Need of Updating
- Large Conservatory to the Rear
- Ample Room to Extend (Subject to PP)
- Good Sized Gardens
- uPVC Windows. Gas Central Heating

Brought to the market is this detached three-bedroom bungalow, which does require some updating, but is set within generous gardens that offer excellent potential for extension (subject to the necessary planning permissions). Positioned in a prime and highly sought-after location, the property presents a fantastic opportunity for prospective buyers to create a home tailored to their needs. Further benefits include being offered with no onward chain, ensuring a smooth and straightforward purchase.



**Woodhall Spa - 01526 353185**  
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**RECEPTION HALL** With radiator, door chimes, built-in cloaks cupboard, built-in shelved airing cupboard also housing the gas fired wall mounted combination boiler. Access to the roof void.

**LOUNGE** 18' 5" x 11' 2" (5.61m x 3.4m) Having feature stone fire surround and tiled hearth with coal effect gas fire, radiator, TV points, wall and centre lights. Open archway leads to the:

**DINING AREA** 10' 9" x 9' 4" (3.28m x 2.84m) With radiator. Door to:

**KITCHEN** 10' 9" x 9' 9" (3.28m x 2.97m) 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. Built-in electric double oven and grill, four ring ceramic electric hob with extractor fan and light over, space and plumbing for washing machine, radiator, part-tiled walls and door to:

**CONSERVATORY** 15' 7" x 13' 1" (4.75m x 3.99m) Being part-brick with uPVC sealed double glazed windows together

with single and double doors to the rear garden, ceiling fan light, two radiators.

**BEDROOM ONE** 12' 8" x 10' 4" (3.86m x 3.15m) With radiator and views over the front garden.

**BEDROOM TWO** 10' 7" x 9' 9" (3.23m x 2.97m) With radiator and views over the rear garden.

**BEDROOM THREE** 9' 8" x 7' 6" (2.95m x 2.29m) With radiator.

**SHOWER ROOM** 7' 4" x 7' 1" (2.24m x 2.16m) Having tiled shower cubicle, vanity hand basin and low level WC. Heated towel rail, in-set ceiling lights.

**OUTSIDE - GARAGE** 23' 0" x 8' 4" (7.01m x 2.54m) Having up-and-over and side personal door, wall shelving and power and light connected.

**THE GARDENS** The property is approached over a concrete driveway with turning area and has open-plan lawn garden. To the rear is large slabbed patio area beyond which are lawn gardens flanked by well stocked flower and shrub beds. There is a timber and felt garden STORE SHED and aluminum framed GREENHOUSE, (included in the sale).

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

**POSSESSION** - Vacant possession will be given on completion.

**FIXTURES AND FITTINGS** - All those detailed are included in the sale as are the fitted carpets.

**VIEWINGS** - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters.





Approximate total area<sup>m</sup>  
1293 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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		