



53 Winceby Gardens

Horncastle, LN9 6PJ

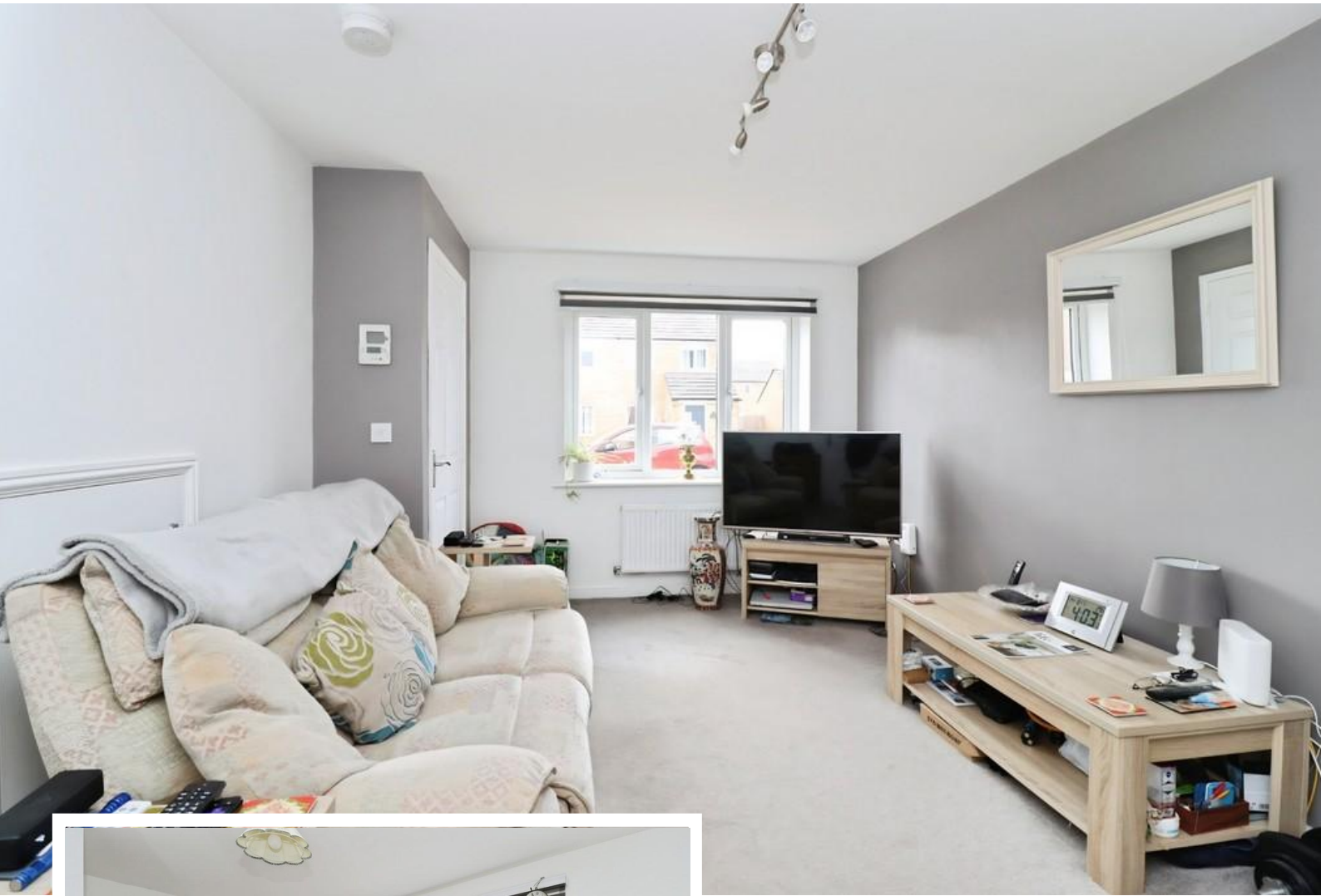


Book a Viewing!

£217,500

53 Winceby Gardens is a well presented three bedroom property situated within the popular market town of Horncastle. The property is being sold with NO ONWARD CHAIN. The property benefits from a spacious driveway providing off-road parking, a garage, and enclosed gardens to the front and rear. Internally, the accommodation comprises an entrance hall, living room, kitchen, and downstairs WC, with three bedrooms, a bathroom & en-suite to the first floor. To the rear there is a fully fenced garden with a lawn, patio seating area, and views towards the fields. Viewing is recommended to appreciate the accommodation and outside space on offer.





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

HALL

With radiator, stairs rising to the first floor, uPVC double glazed window to the side elevation and composite external door to the front elevation.

LIVING ROOM

15' 3" x 10' 4" (4.65m x 3.15m) With radiator, uPVC double glazed window to the front elevation and door to understairs storage.

KITCHEN/DINER

7' 9" x 13' 6" (2.36m x 4.11m) With vinyl flooring, radiator, uPVC double glazed window to the rear elevation, fitted with a range of wall and base units, integrated electric oven, integrated gas hob with extractor hood over, integrated stainless steel sink with drainer, boiler location, space for fridge freezer and uPVC double glazed French doors leading onto the rear patio.



WC

5' 7" x 2' 11" (1.7m x 0.89m) With vinyl flooring, radiator, low level WC and wash hand basin.

HALL

With radiator, doors off and access to roof space.

BEDROOM 1

12' 10" x 9' 2" (3.91m x 2.79m) With radiator, uPVC double glazed window to the front elevation and door to en-suite.

EN-SUITE

3' 7" x 9' 2" (1.09m x 2.79m) With vinyl flooring, low level WC, wash hand basin, radiator, walk-in shower with tiled surround and uPVC double glazed frosted window to the rear elevation.



BEDROOM 2

11' 5" x 13' 6" (3.48m x 4.11m) With radiator and uPVC double glazed window to the front elevation.

BEDROOM 3

11' 8" x 6' 9" (3.56m x 2.06m) With radiator and uPVC double glazed window to the rear elevation.

BATHROOM

5' 10" x 6' 4" (1.78m x 1.93m) With vinyl flooring, low level WC, wash hand basin, radiator, panel bath with mixer taps and overhead electric shower and uPVC double glazed frosted window to the rear elevation.

GARAGE

16' 10" x 8' 6" (5.13m x 2.59m) With up-and-over door leading onto the driveway, external door to the rear elevation, power and lighting.

OUTSIDE FRONT

With well maintained lawn and spacious driveway providing off-road parking, with sufficient space for two cars parked side-by-side. There is access to the garage and rear garden via the side.

OUTSIDE REAR

With well maintained lawn, fully fenced rear garden, patio seating area and views towards the fields. Access to the garage from the rear.

**** Please note- A planning application has been submitted to build behind this property. However, permission hasn't been granted as of yet, to mitigate any potential future privacy issues the vendor has planted trees and shrubs to the rear of the garden. ****



KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – B.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - East Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

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](#)

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An independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer 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

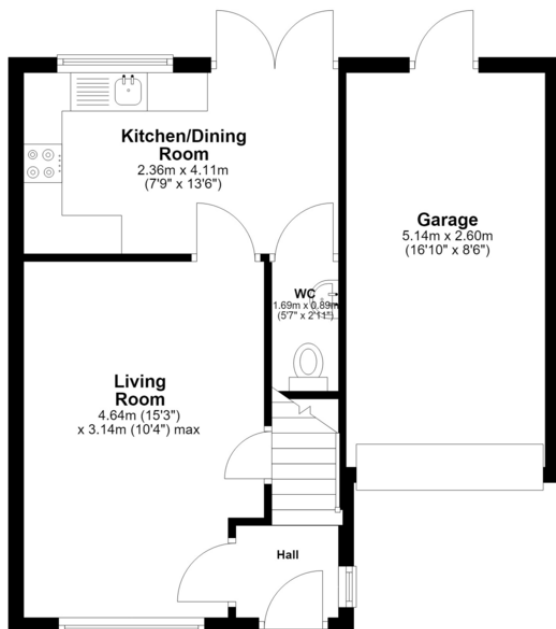
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Ground Floor

Approx. 43.1 sq. metres (463.9 sq. feet)



First Floor

Approx. 44.1 sq. metres (474.9 sq. feet)



Total area: approx. 87.2 sq. metres (938.8 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Mundys Estate Agents
Plan produced using PlanUp.

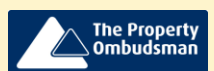
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LN2 1AS
01522 510044

22 Queen Street
Market Rasen
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22 King Street
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Newark
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