



11 College Park Horncastle, LN9 6RE

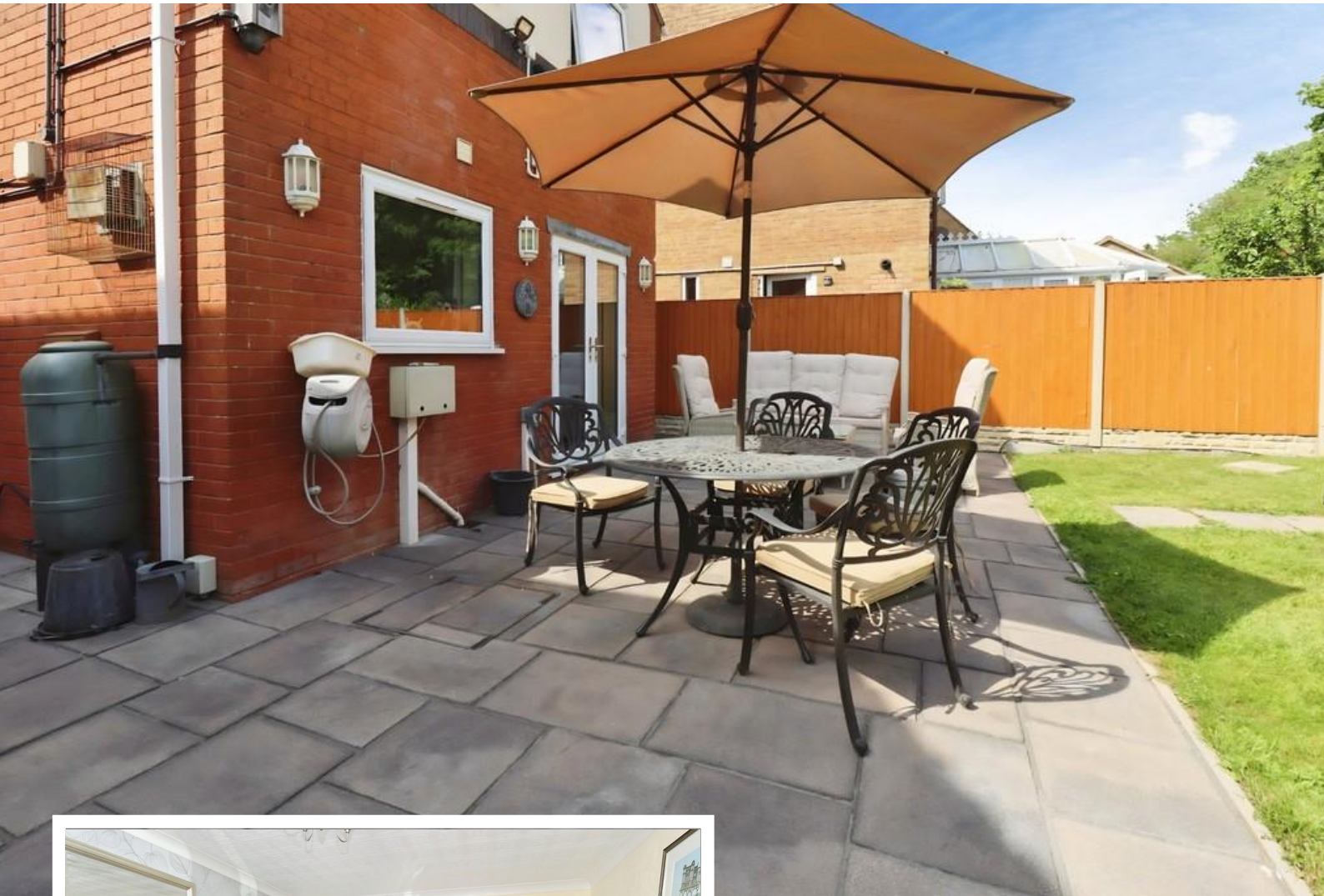


Book a Viewing!

£210,000

11 College Park is a well maintained Three Bedroom Detached Family Home, located within the popular market town of Horncastle and situated in a quiet cul-de-sac position. The property offers a block paved driveway providing off-road parking, access to the garage and access to the rear via the side. Internally, the property offers a Hallway, Living Room opening into the Kitchen Diner, whilst Upstairs consists of Three Bedrooms and a Family Bathroom. To the rear there is a spacious patio area with a well main tained lawn and access to the garage from the rear. Viewing is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – C.

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

HALL

With UPVC external door to the front elevation, LVT flooring, radiator and stairs rising to the first floor.

LIVING ROOM

14' 6" x 11' 7" (4.42m x 3.53m) With radiator, carpeted throughout, UPVC double glazed bay window to the front elevation, opening into kitchen and access to under stairs storage.

KITCHEN/DINER

8' 6" x 14' 7" (2.59m x 4.44m) With LVT flooring throughout, radiator, UPVC double glazed French patio doors to the rear elevation, UPVC double glazed window to the rear elevation, fitted with a range of wall and base units, integrated stainless steel sink with drainer, integrated electric oven, integrated wine fridge and integrated gas hob with extractor fan over.

HALL

With UPVC double glazed window to the side elevation, carpeted throughout and storage cupboard above the stairs.

BEDROOM 1

10' 10" x 8' 6" (3.3m x 2.59m) With radiator, carpeted throughout, built-in wardrobe and UPVC double glazed window to the rear elevation.

BEDROOM 2

10' 11" x 7' 11" (3.33m x 2.41m) With radiator, carpeted throughout, storage cupboard and UPVC double glazed window to the front elevation.

BEDROOM 3

7' 4" x 6' 6" (2.24m x 1.98m) With radiator, carpeted throughout and uPVC double glazed window to the front elevation.

BATHROOM

5' 9" x 5' 10" (1.75m x 1.78m) With laminate flooring throughout, towel radiator, low level WC, wash hand basin, walk-in shower with tiled surround and UPVC double glazed frosted window to the rear elevation.

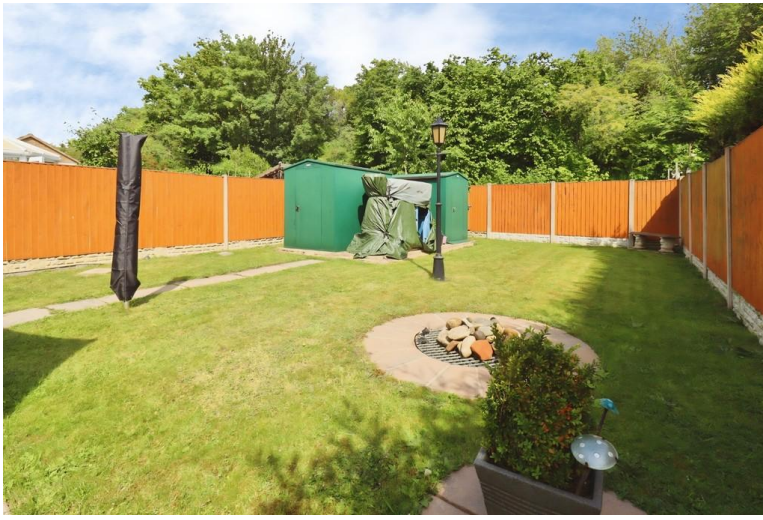
GARAGE

14' 6" x 9' 2" (4.42m x 2.79m) With electric up-and-over door and access to the rear garden.

OUTSIDE

To the front there is a large block paved driveway providing parking for multiple vehicles and access to the garage and access to the rear via the side. To the rear there is a paved patio area with a well maintained lawn, two garden sheds and access to the garage.





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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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & 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, J Walter and Callum Lyman 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.

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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 are 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.
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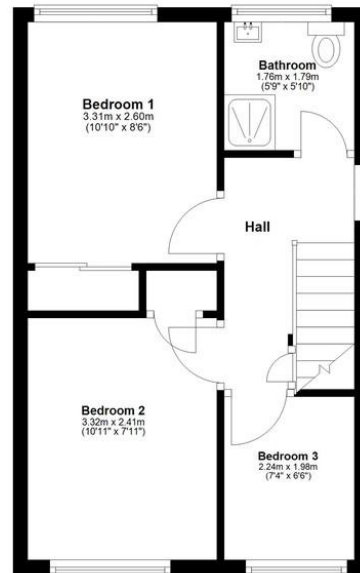
Ground Floor

Approx. 45.0 sq. metres (484.9 sq. feet)



First Floor

Approx. 32.9 sq. metres (354.5 sq. feet)



Total area: approx. 78.0 sq. metres (839.3 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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