

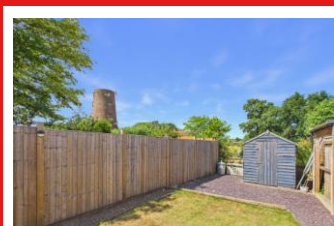


43 Spilsby Road,
Horncastle, LN9 6AW
Asking Price Of £295,000



- Well Presented Semi-Detached Home
- Spacious and Versatile Accommodation
- Large Kitchen, Dining Area off
- 3/4 Bedrooms, 2 Bath/Shower Rooms
- Off-Road Parking for 2 Cars
- Private Rear Gardens

Presented to the market is this well-presented semi-detached family home, offering spacious and versatile accommodation with three/four bedrooms and two bath/shower rooms. The property is set within attractive gardens, with off-road parking for two vehicles to the front and delightful, private rear gardens featuring a patio area, ideal for outdoor entertaining and relaxation. Further benefits include gas-fired central heating and uPVC double glazing throughout, ensuring comfort and energy efficiency.



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RECEPTION HALL Having laminate flooring, staircase to the first floor, covered radiator, wall thermostat.

LOUNGE 13' 0" x 12' 4" (3.96m x 3.76m) Having feature open fireplace and hearth, radiator, feature bay window, laminate flooring, TV and telephone points, dado rail, centre and matching wall lights, open archway through to the:

DINING AREA 13' 2" x 10' 9" (4.01m x 3.28m) Having dado rail, radiator, built-in cupboard also housing the gas fired wall mounted combination boiler, open access to:



L-SHAPED KITCHEN 16' 0" x 12' 8" (4.88m x 3.86m) (Max) Having 1½ bowl single drainer sink unit with mixer spray taps, range of base cupboards and drawers under worktops with wall cupboards over, internal lights. Fitted gas double oven and grill with four ring gas hob with extractor fan and light over, dishwasher (included), space for fridge/freezer, laminate flooring. Part-tiled walls and radiator.

SIDE ENTRANCE UTILITY ROOM 7' 5" x 5' 0" (2.26m x 1.52m) Having worktops with space and plumbing under for

washing machine, laminate flooring, radiator, space for fridge/freezer, access to the roof space, uPVC sealed double glazed entrance door.

BATHROOM 6' 9" x 6' 8" (2.06m x 2.03m) Having panelled bath with shower mixer taps, vanity hand basin and low level WC. Fully tiled walls and floor, extractor fan and heated towel rail.

ACCESS AREA 7' 5" x 5' 2" (2.26m x 1.57m) Off the kitchen, with open access to the sitting room/bedroom four and door to **SHOWER ROOM** having fully tiled walls, shower cubicle, heated towel rail, in-set ceiling lights and extractor fan.

SITTING ROOM 12' 8" x 8' 8" (3.86m x 2.64m) Which could be easily used as fourth bedroom, with wall radiator, telephone point and uPVC sealed double glazed double doors opening onto the rear patio and garden beyond.

FIRST FLOOR LANDING With access to the roof void. **CLOAKROOM** having low level WC, vanity hand basin.

BEDROOM ONE 11' 6" x 9' 8" (3.51m x 2.95m) Having original cast iron fire surround, radiator, picture rail.

BEDROOM TWO 10' 6" x 10' 3" (3.2m x 3.12m) Having original cast iron fire surround, radiator, picture rail.

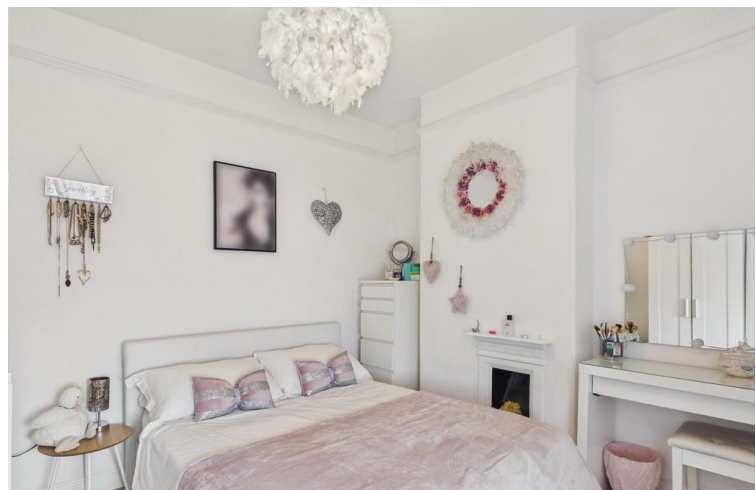
BEDROOM THREE 8' 8" x 6' 0" (2.64m x 1.83m) With double radiator.

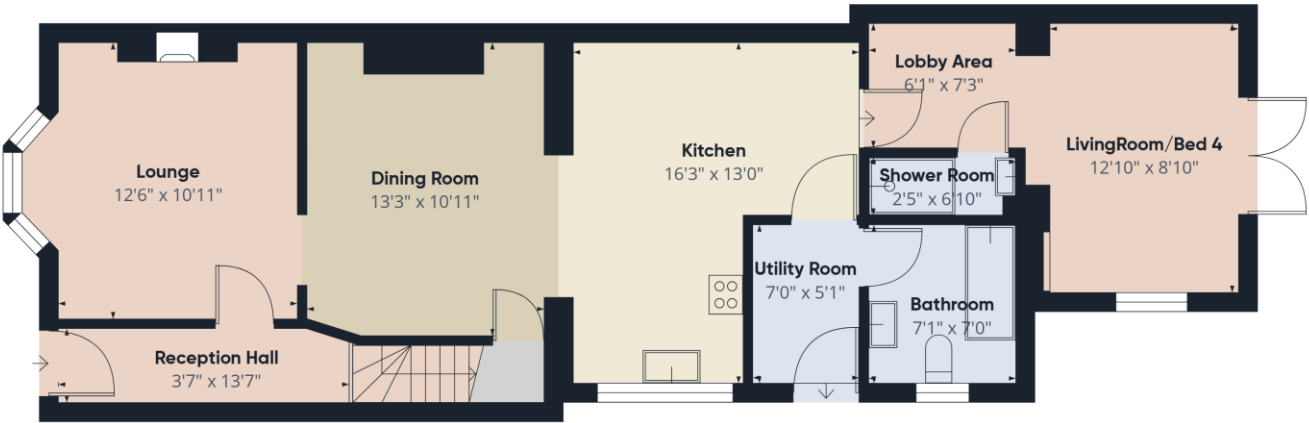
OUTSIDE - THE GARDENS There is a gravel driveway to the front with parking for two vehicles. Gated access to one side leading to the rear garden over slabbed footpath with outside light, outside cold water tap. Fully enclosed rear garden with slabbed footpaths and patio area with outside lighting and outside double power point, steps down to a small lawn garden with timber and felt garden **STORE SHED**.

OUTGOINGS - The property is located 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.





Floor 0

Approximate total area⁽¹⁾
1123 ft²



Floor 1

(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.

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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		
55-68	D	59 D	74 C
39-54	E		
21-38	F		
1-20	G		