

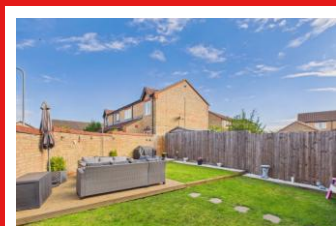


***3 Saxon Way,
Horncastle, LN9 6PR
Asking Price Of £185,000***



- Charming Semi-Detached Home
- Idyllic Cul-de-sac Location
- Lounge/Diner, Kitchen
- 3 Bedrooms, Bathroom
- Good Sized Corner Plot Gardens
- Gas Central Heating, uPVC Units

Situated in a highly desirable residential development, this delightful three-bedroom semi-detached family home is perfectly positioned on a generous corner plot at the end of a peaceful cul-de-sac. The property boasts a spacious garden with a timber-decked patio – ideal for outdoor entertaining – as well as a single garage and private driveway offering convenient off-road parking. Additional benefits include gas-fired central heating and modern uPVC double glazing throughout. A fantastic opportunity for families or first-time buyers alike – early viewing is highly recommended.



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





ENCLOSED ENTRANCE LOBBY With radiator and door to:

LOUNGE/DINER 20' 0" x 12' 4" (6.1m x 3.76m) (Max) Having staircase to the first floor, 2 radiators, dado rail and TV point.

KITCHEN 11' 7" x 7' 2" (3.53m x 2.18m) 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 fan assisted oven and grill, four ring gas hob with extractor fan and light over. Space and plumbing for washing machine, gas fired wall mounted boiler, double radiator, extractor fan and uPVC sealed double glazed door to the rear garden.

FIRST FLOOR LANDING Having built-in airing cupboard with hot water tank with immersion heater fitted, access to the roof void.

BEDROOM ONE 13' 3" x 8' 6" (4.04m x 2.59m) (plus recess) Having radiator.

BEDROOM TWO 12' 8" x 9' 1" (3.86m x 2.77m) (plus recess) Having radiator.

BEDROOM THREE 8' 6" x 7' 4" (2.59m x 2.24m) Being L-shaped with radiator and built-in wardrobe.

BATHROOM 7' 4" x 6' 5" (2.24m x 1.96m) Having panelled bath with shower mixer taps and side splash screen, vanity hand basin and low level WC. Part-tiled walls, tiled floor, radiator and extractor fan.

OUTSIDE - INTEGRAL GARAGE 16' 4" x 7' 9" (4.98m x 2.36m) Which could be converted to provide further living accommodation (which may be subject to planning and or building regulations). Having up-and-over door and with power and light connected.

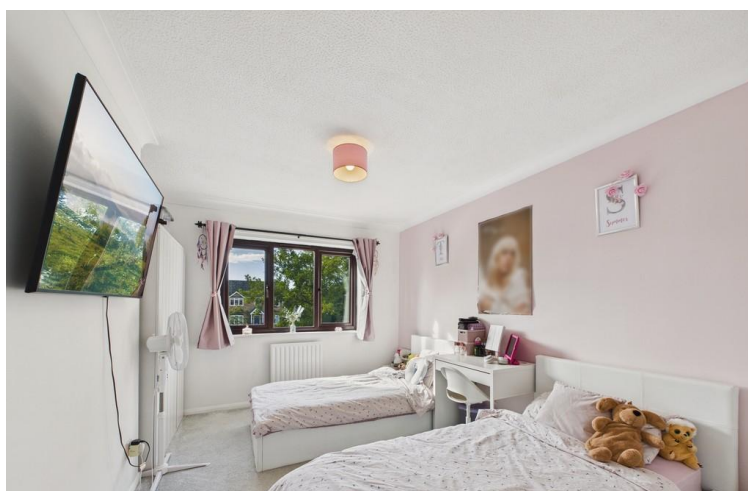
THE GARDENS The property is set on a good sized corner plot with tarmac driveway and open plan lawn garden. Gated access leads to the fully enclosed and private rear garden with lawns and a raised timber decking patio area and further lawn garden. There is an outside cold water tap and outside lights to the property.

OUTGOINGS - The property is situated within the East Lindsey District Council and we are advised is in Property Band B.

POSSESSION - Vacant possession will be given on completion.

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

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

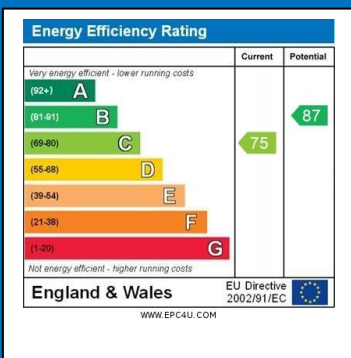




MONEY LAUNDERING REGULATIONS: Under the Money Laundering Rules 2007, The Proceeds of Crime Act 2002 and The Terrorism Act 2000 the Agent is legally obliged to verify the identity of the Client through sight of legally recognised photographic identification (e.g. passport, photographic drivers licence) 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.