



**12 Brackenbury Close,
Horncastle, LN9 5DA
Asking Price Of £335,000**



- Desirable Detached Family Home
- 2 Reception Rooms
- Beautifully Appointed Kitchen
- 3 Bedrooms (1 En-suite)
- Garden & Ample Parking
- Highly Sought After Location

Brackenbury Close is a highly desirable and much sought after area of the market town of Horncastle and Walter's offer to the market this spacious detached 3/4 bedroom family home. The property boasts a beautifully appointed kitchen with dining area off and overlooking the rear gardens, three bedrooms, one being en-suite, and is set within convenient sized gardens with ample off road parking.



**Woodhall Spa - 01526 353185
www.waltersestateagents.co.uk**





The property has gas fired central heating and uPVC sealed double glazed units throughout, and briefly comprises:

ENCLOSED ENTRANCE PORCH With uPVC sealed double glazed entrance door, tiled floor and uPVC door to:

RECEPTION HALL Having staircase to the first floor with under stairs storage cupboard, laminate flooring, radiator, door chimes.

LOUNGE 15' 2" x 11' 8" (4.62m x 3.56m) Having feature open fireplace with dog grate and tiled hearth, two radiators, laminate flooring, TV and telephone points, feature bay window to the front elevation.

CLOAKROOM With low level WC. Hand basin with tiled splashbacks, radiator and tiled floor.

BREAKFAST KITCHEN 18' 3" x 9' 6" (5.56m x 2.9m) Having stainless steel single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over with concealed lights. Built-in fan assisted electric oven and grill, four ring gas hob with extractor fan and light over. Integral dishwasher, breakfast bar, radiator, part-tiled walls, laminate flooring, cast iron log burner on a raised hearth and open access to:



DINING ROOM 13' 0" x 9' 5" (3.96m x 2.87m) Having laminate flooring, radiator, TV point and uPVC sealed double glazed double doors to the rear patio and garden.

UTILITY ROOM 7' 8" x 4' 7" (2.34m x 1.4m) Having stainless steel single drainer sink unit with mixer taps with cupboard under worktops with space and plumbing for washing machine and tumble dryer. Wall cupboards, one housing the gas fired wall mounted boiler, radiator, laminate flooring, uPVC rear entrance door and door to:

SNUG/BEDROOM FOUR 13' 4" x 8' 6" (4.06m x 2.59m) Having radiator, TV point and built-in storage cupboard.

FIRST FLOOR LANDING With radiator, access to the roof void, wall thermostat and built-in airing cupboard housing the hot water tank.

BEDROOM ONE 14' 0" x 10' 2" (4.27m x 3.1m) (Measurements include the feature bay window to front elevation), radiator, TV point. EN-SUITE SHOWER ROOM 8' 8" x 3' 9" (2.64m x 1.14m) Having walk-in double shower cubicle, pedestal hand basin, low level WC. Part-tiled walls, medicine cabinet, radiator and extractor fan.

BEDROOM TWO 10' 0" x 9' 2" (3.05m x 2.79m) With radiator and TV point.

BEDROOM THREE 8' 0" x 7' 9" (2.44m x 2.36m) With radiator.

BATHROOM 7' 9" x 5' 9" (2.36m x 1.75m) Having panelled Jacuzzi bath with shower mixer taps and side screen, pedestal hand basin and low level WC. Part-tiled walls, extractor fan and radiator.

OUTSIDE The property is approached over a block paved driveway providing off road parking with small lawn garden and front STORE SHED with up-and-over door. To the rear are fully enclosed gardens with slabbed patio and footpaths, lawns, LOG STORE to one side, garden STORE SHED and timber DECKING PATIO AREA to one corner.

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

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





Approximate total area⁽¹⁾
1196.07 ft²



(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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.

