

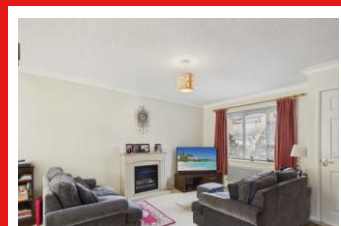


**5 Lodington Court,
Horncastle, LN9 6RZ
Asking Price Of £169,950**



- Semi-Detached Home
- L-Shaped Lounge/Diner, Kitchen
- 3 Bedrooms, Bathroom
- Garage, Ample Off-Road Parking
- In Need of Some Updating
- NO ONWARD CHAIN

Situated within this popular residential area of the town, Walters are delighted to bring to the market this three-bedroom semi-detached home, offering excellent potential for prospective purchasers. The property benefits from gas-fired central heating, a garage, gardens and ample off-road parking, although some updating is required. With scope to modernise and personalise to individual taste, this property represents an excellent opportunity for first-time buyers, families or investors alike. Offered to the market with NO UPWARD CHAIN.





ENTRANCE LOBBY With radiator and door to: CLOAKROOM, with low level WC, hand basin with tiled splashback, radiator.



LOUNGE 16' 2" x 11' 1" (4.93m x 3.38m) Having feature fire surround and hearth with fitted electric coal-effect fire, double radiator, wall thermostat, TV and telephone points, staircase to the first floor with under stairs storage cupboard, open access to:

DINING AREA 9' 8" x 7' 8" (2.95m x 2.34m) With radiator, uPVC sealed double glazed double doors to the rear garden.



KITCHEN 9' 5" x 7' 9" (2.87m x 2.36m) Having 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 with four ring gas hob with extractor fan and light over, integral dishwasher, space and plumbing for washing machine. Space for fridge/freezer, radiator, tiled floor, part-tiled walls, cupboard housing the gas fired wall mounted boiler, side entrance door.

FIRST FLOOR LANDING Having access to the roof void

and built-in airing cupboard housing the pre-lagged hot water tank with immersion heater fitted.

BEDROOM ONE 12' 0" x 8' 7" (3.66m x 2.62m) With radiator.

BEDROOM TWO 11' 4" x 9' 5" (3.45m x 2.87m) With radiator.

BEDROOM THREE 8' 8" x 7' 3" (2.64m x 2.21m) With radiator.

BATHROOM 6' 4" x 5' 6" (1.93m x 1.68m) Having panelled bath with shower mixer taps, curtain and rail. Pedestal hand basin and low level WC. Part-tiled walls, extractor fan and radiator.

OUTSIDE - DETACHED GARAGE 16' 9" x 9' 6" (5.11m x 2.9m) Having up-and-over and side personal door, power and light connected.

THE GARDENS Small lawn front garden with good sized tarmac driveway to the side providing ample off-road parking. To the rear, which is fully enclosed, is a lawn garden with small block paved patio area.

OUTGOINGS - The property is situated within the East Lindsey District Council. 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.





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		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		