



***43 Carlisle Gardens,
Horncastle, LN9 5LP
Asking Price Of £299,950***



- Immaculately Presented Modern Bungalow
- 2 Reception Rooms, Sun Lounge
- 2 Double Bedrooms, 1 En-suite
- Garage, Ample Off-Road Parking
- Delightful, Colourful Gardens
- Gas Central Heating, uPVC Units

Offered to the market is this immaculately presented and beautifully maintained detached two-bedroom modern bungalow, occupying a highly desirable position within the town and surrounded by delightful, colourful gardens. This attractive home offers well-appointed accommodation throughout, and an internal inspection is highly recommended to fully appreciate everything on offer. Further benefiting from the advantage of NO UPWARD CHAIN, the property presents an excellent opportunity for a wide range of purchasers.



Woodhall Spa - 01526 353185
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ENCLOSED ENTRANCE PORCH With tiled floor, wall light and uPVC door leading to: **RECEPTION HALL** having laminate flooring, radiator, smoke detector, telephone point, built-in shelved storage cupboard, access to the roof void.

LOUNGE 16' 6" x 11' 9" (5.03m x 3.58m) Having feature fire surround and hearth, having fitted coal-effect gas fire, laminate flooring, feature bay window with radiator, TV point, glazed double doors to:

DINING ROOM 9' 9" x 9' 9" (2.97m x 2.97m) Having laminate flooring, radiator, open access to kitchen and uPVC sealed double glazed double doors to :



SUN LOUNGE 12' 0" x 8' 0" (3.66m x 2.44m) Having Thermo Save insulated ceiling, part-brick with uPVC sealed double glazed windows, doors to rear garden, with ceiling fan light, under floor heating. Laminate timber flooring.

KITCHEN 9' 8" x 9' 8" (2.95m x 2.95m) Having stainless steel 1½ bowl single drainer sink unit with mixer tap 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, integral fridge and freezer, Hoover dishwasher, part-tiled walls, laminate flooring, radiator.

UTILITY ROOM 9' 0" x 4' 7" (2.74m x 1.4m) Having worktops with base and storage cupboards with wall cupboards over, laminate flooring, radiator, extractor fan, door to garage and uPVC sealed double glazed door to the rear garden.



BEDROOM ONE 11' 9" x 11' 7" (3.58m x 3.53m) Having radiator, built-in double wardrobe.

EN-SUITE WET ROOM 6' 9" x 5' 8" (2.06m x 1.73m) (Max) Having shower area with electric shower unit, curtain and rail, pedestal hand basin, low level WC. Part-tiled walls, wall mirror, shaver point, extractor fan.



BEDROOM TWO 13' 0" x 9' 4" (3.96m x 2.84m) With radiator.

SHOWER ROOM 9' 9" x 6' 0" (2.97m x 1.83m) (Max) Having fully tiled walls and floor, walk-in shower cubicle, pedestal hand basin and low level WC. Wall mirror, heated towel rail, built-in airing cupboard with shelving and radiator.



OUTSIDE - GARAGE 16' 8" x 8' 6" (5.08m x 2.59m) Having electric remote control roll-up door, worktops with storage space under, radiator and gas fired wall mounted combination boiler.

THE GARDENS The property is approached over a tarmac driveway with block paving for extra parking with footpaths, small lawn, well stocked and colourful rose and flower beds. To the rear, which is fully enclosed, private and south-facing, are footpaths and patio area, shaped lawns with well stocked and colourful flower and shrub beds. Small gravelled seating area with raised pond, surrounded by flower and shrub beds.

There is a **GREENHOUSE** and garden **STORE SHED** 12' 0" x 6' 0" (3.66m x 1.83m) included in the sale. Outside lights and two outside cold water taps.

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

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 | | 83 B |
| 69-80 | C | 70 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |