



## 41 Winceby Gardens

Horncastle, LN9 6PJ

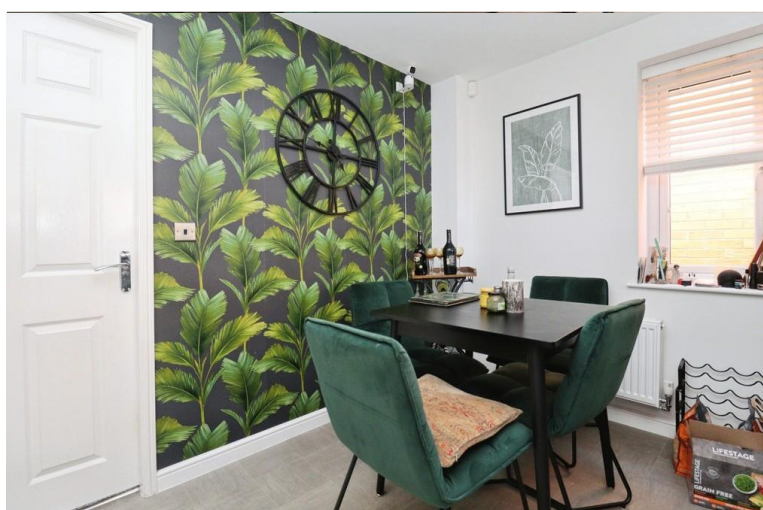
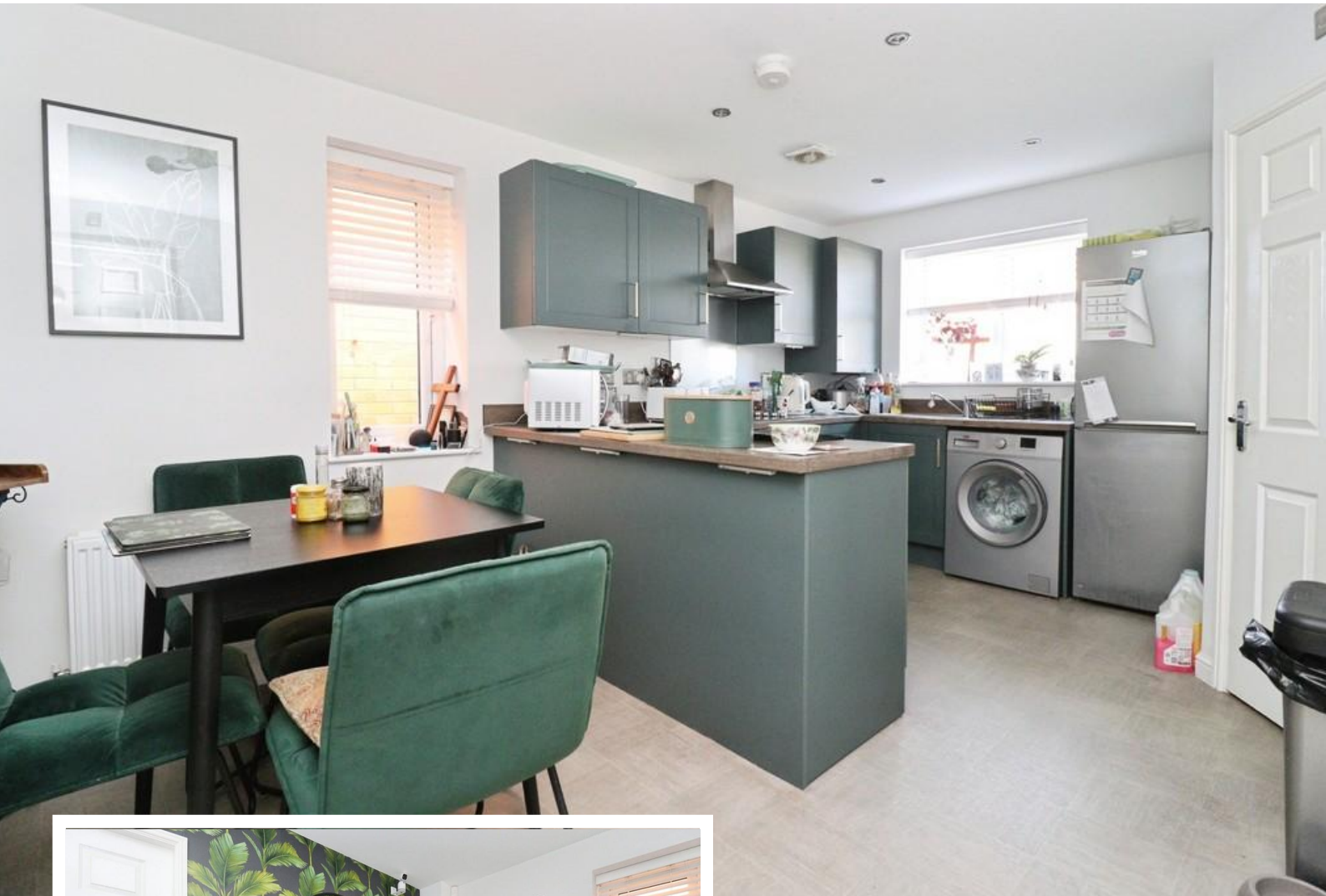


Book a Viewing!

## Offers Over £210,000

Completed in 2023, this well-presented family home has the added benefit of a much larger than average garage, including a separate WC, offering potential for a variety of uses, including conversion to a home working space or similar, subject to any necessary consents. The accommodation benefits from gas fired central heating and UPVC double glazing. A further feature is the generous south facing rear garden. The accommodation briefly comprises of an entrance hall, open plan dining kitchen with peninsular Island providing additional storage, WC and lounge with French doors opening onto the garden. To the first floor there are three bedrooms, two with fitted wardrobes and a bathroom with mains shower over the bath. To the front of the property there is a driveway providing off road parking and access to the large garage, which benefits from power, water and drainage, along with a separate WC, making it suitable for a range of uses, subject to any necessary consents. The main gardens are located to the rear and are south facing, laid to lawn with corner beds stocked with a variety of shrubs and a patio seating area.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – B.

**COUNCIL TAX BAND** – B.

**LOCAL AUTHORITY** - East Lindsey District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**LOCATION**

Horncastle is a popular Market Town on the edge of the Lincolnshire Wolds. Horncastle has a traditional town market place and has a range of the usual shops and facilities. There is a local primary school, secondary school and a grammar school. The Cathedral City of Lincoln is located within approx. 18 miles.



## ACCOMMODATION

### ENTRANCE HALL

With stairs to the first floor and radiator.

### KITCHEN/DINER

16' 2" x 10' 0" (4.93m x 3.05m) With two UPVC double glazed windows, vinyl flooring, fitted with a range of wall, drawers and base units with work surfaces over and matching upstands, integrated oven, integrated electric hob with extractor over, plumbing and space for washing machine, space for fridge freezer, stainless steel sink and drainer, and radiator.



### LOUNGE

13' 5" x 10' 10" (4.09m x 3.3m) With UPVC double glazed window, French doors to the rear garden and radiator.

### WC

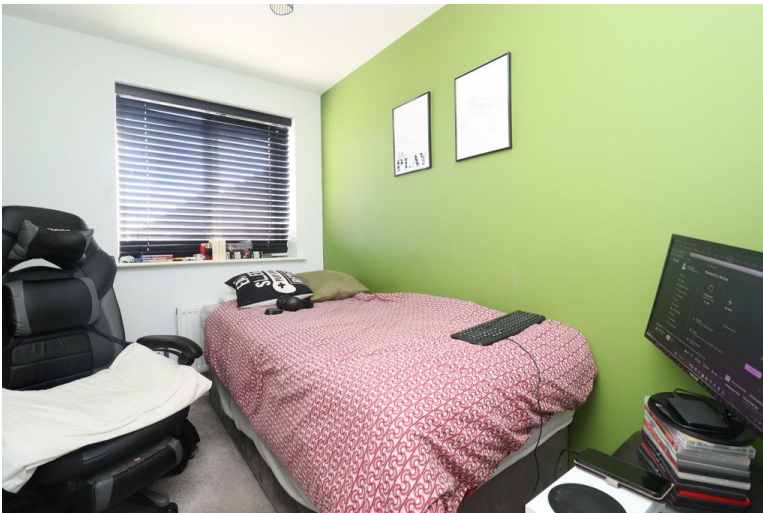
With low level WC, wash hand basin, radiator and extractor fan.

### FIRST FLOOR LANDING

With access to roof space.

### BEDROOM 1

13' 5" x 8' 3" (4.09m x 2.51m) With two UPVC double glazed windows, fitted wardrobe and radiator.



### BEDROOM 2

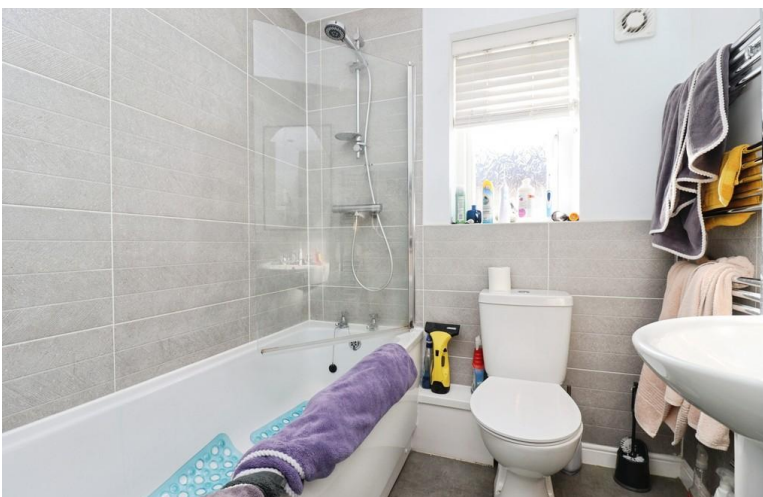
10' 10" x 6' 11" (3.3m x 2.11m) With UPVC double glazed window, fitted wardrobe and radiator.

### BEDROOM 3

7' 2" x 6' 2" (2.18m x 1.88m) With UPVC double glazed window and radiator.

### BATHROOM

6' 11" x 5' 11" (2.11m x 1.8m) With UPVC double glazed window, vinyl flooring, partly tiled walls, low level WC, wash hand basin, bath with mains shower over, heated towel rail, spotlights and extractor fan.



### OUTSIDE

To the front of the property there is a lawned area and a driveway providing off road parking and access to the single garage. To the rear there is an enclosed rear garden, mainly laid to lawn with a patio seating area.



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**REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO**

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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**NOTE**

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

**GENERAL**

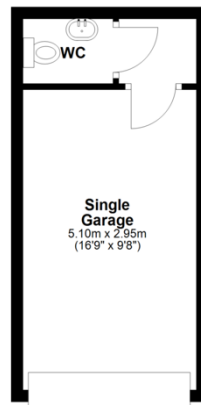
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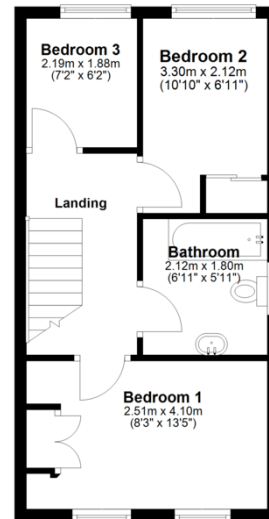
**Ground Floor**

Approx. 52.7 sq. metres (566.8 sq. feet)



**First Floor**

Approx. 33.0 sq. metres (355.6 sq. feet)



Total area: approx. 85.7 sq. metres (922.4 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

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Plan produced using PlanUp.

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