

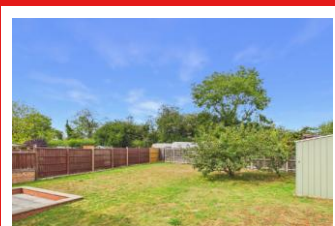


**50 Mark Avenue,
Horncastle, LN9 5BD
Asking Price Of £174,950**



- Desirable Semi-Detached Bungalow
- Hall, Lounge, Kitchen
- 2 Bedrooms, Shower Room
- Ample Off-Road Parking
- Good Sized Rear Gardens
- Gas CH. uPVC Windows and Doors

Offered to the market by Walters is this desirable and well-maintained semi-detached two bedroom bungalow, situated within a much sought-after area of the town. The property is set within good-sized gardens, offering excellent potential for extension, if required, subject to the necessary planning permissions. Further benefits include ample off-road parking, and the property is offered for sale with the advantage of NO UPWARD CHAIN.



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





SIDE ENTRANCE PORCH (not uPVC sealed double glazed) Tiled floor with uPVC sealed double glazed entrance door to :

RECEPTION HALL Having radiator, wall thermostat, telephone point, laminate flooring, door chimes, built-in airing cupboard with shelving and also housing the pre-lagged hot water tank with immersion heater. Access to the roof void.

LOUNGE 15' 2" x 10' 6" (4.62m x 3.2m) With radiator, TV point and views over the front garden.



KITCHEN 10' 6" x 8' 4" (3.2m x 2.54m) Having stainless steel single drainer sink unit 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, space and plumbing for washing machine, space and vent for tumbler dryer, radiator, gas fired wall mounted boiler, tiled floor, part-tiled walls.

BEDROOM ONE 10' 6" x 10' 2" (3.2m x 3.1m) With radiator and views over the rear garden.

BEDROOM TWO 10' 7" x 6' 9" (3.23m x 2.06m) With radiator and views over the rear garden.

SHOWER ROOM 6' 4" x 6' 3" (1.93m x 1.91m) Having corner shower cubicle with electric shower unit, vanity hand basin with double cupboard under, low level WC. Part-tiled walls, tiled flooring, wall mirror, extractor fan and heated towel rail.

THE GARDENS The property is approached over a concrete driveway, providing ample off-road parking, together with a gravel front garden for ease of maintenance. There is also an outside electric car charging point. Gated access leads to the fully enclosed rear garden where there is a slabbed patio area, beyond which is a good sized lawn garden and two **STORAGE SHEDS**. Plum and apple tree within the garden.

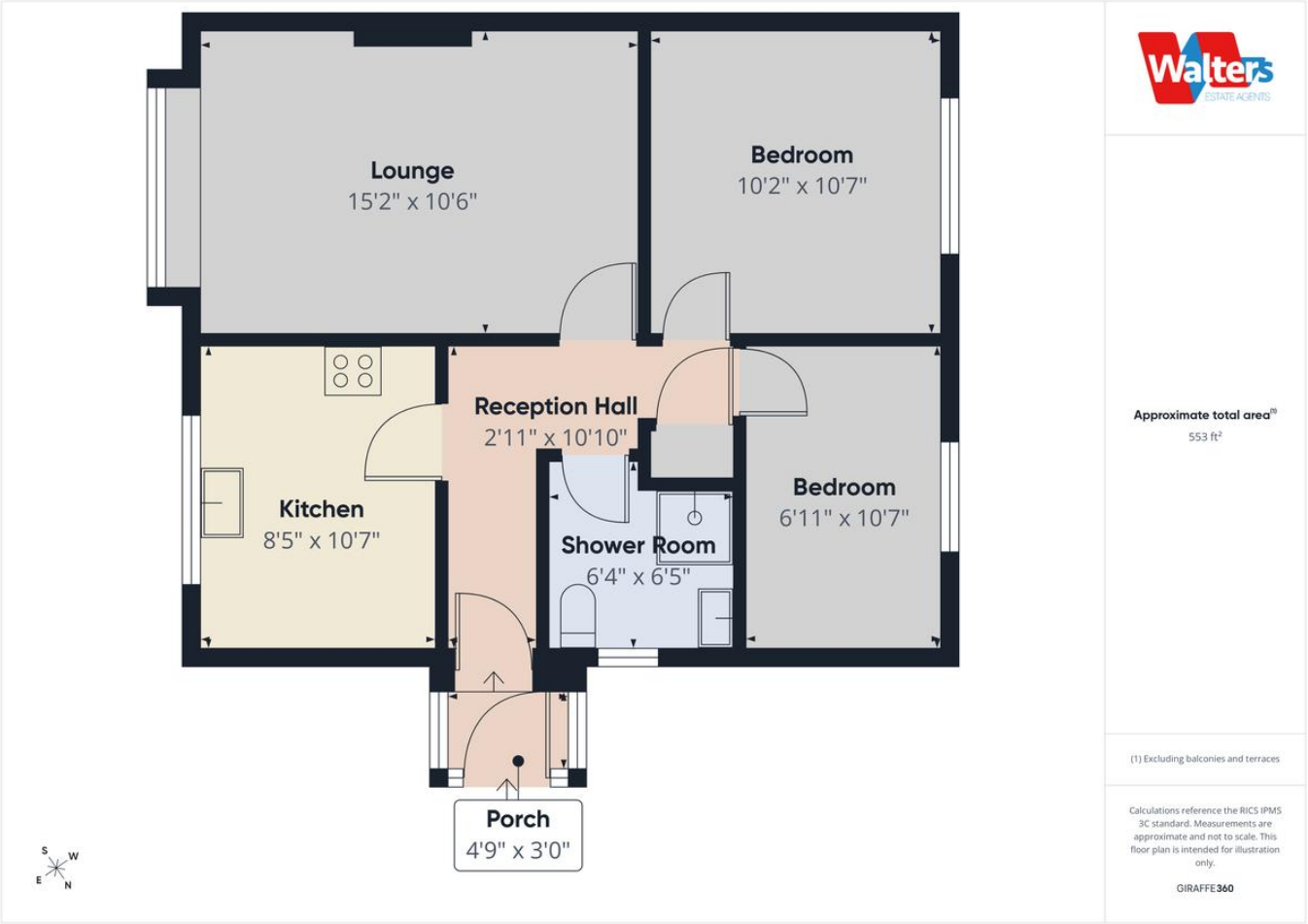
OUTGOINGS - The property is situated within the East Lindsey District Council. Band B

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		
69-80	C		
55-68	D	65 D	79 C
39-54	E		
21-38	F		
1-20	G		