



**77 College Park,
Horncastle, LN9 6RJ
Asking Price Of £190,000**



- Surprisingly Spacious Detached Bungalow
- Popular Residential Location
- 3 Bedrooms, Shower Room
- Single Garage, Ample Off-Road Parking
- Good Sized Gardens
- Gas CH, uPVC Units

Walters are delighted to offer to the market, with NO ONWARD CHAIN, this surprisingly spacious detached three-bedroom bungalow, occupying a desirable position within the popular residential area of College Park, towards the outskirts of Horncastle. The property stands within good-sized gardens and benefits from a single garage together with ample off-road parking. Horncastle offers an excellent range of shopping, social and recreational amenities, making this an appealing opportunity for those seeking well-proportioned single-storey accommodation in a convenient residential location.



Woodhall Spa - 01526 353185
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SIDE ENCLOSED ENTRANCE PORCH With uPVC sealed double glazed door to:

RECEPTION HALL Having double radiator, wall thermostat, dado rail, access to the roof void, built-in shelved storage cupboard, built-in double cloaks cupboard.

LOUNGE 16' 0" x 10' 10" (4.88m x 3.3m) Having feature fire surround and hearth with fitted coal effect gas fire, two radiators, telephone point, feature bay window, two ceiling fan lights.



KITCHEN 12' 3" x 9' 0" (3.73m x 2.74m) Having stainless steel single drainer sink unit with mixer taps, range of base cupboards and drawers under worktops, wall cupboards over, concealed lights. Built-in electric fan assisted oven and grill with four ring gas hob with extractor fan and light over, fully tiled walls, tiled floor, double radiator, cupboard housing the gas fired wall mounted boiler, rear entrance door.

BEDROOM ONE 11' 9" x 9' 7" (3.58m x 2.92m) Having radiator, telephone point, ceiling fan light.

BEDROOM TWO 11' 9" x 7' 9" (3.58m x 2.36m) Which could be used as a dining room, with radiator and fitted cupboard housing the hot water tank.

BEDROOM THREE 9' 11" x 9' 6" (3.02m x 2.9m) Having radiator, telephone point and ceiling fan light.

SHOWER ROOM 6' 5" x 5' 8" (1.96m x 1.73m) Having fully tiled walls and floor with corner shower cubicle, vanity hand basin, low level WC. Radiator, extractor fan.

OUTSIDE - GARAGE 17' 2" x 8' 4" (5.23m x 2.54m) Having up-and-over and rear personal door, power and light connected.

THE GARDENS The property is approached over a tarmac driveway with ample off-road parking and gravelled front garden, together with artificial lawn area. Gated access to either side leading to a good sized rear garden mainly slatted with a raised timber decking area together with a timber and felt garden store shed.

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.

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