

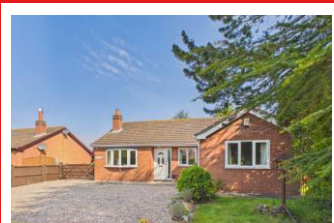


*'Rosebank', Main Street,
Horsington, LN10 5EX
Asking Price Of £325,000*



- Desirable Detached Bungalow
- Well Maintained Throughout
- 3 Bedrooms, (1 En-suite)
- Garage, Ample Parking
- Oil Central Heating. uPVC Units
- Peaceful Village Location

Offered to the market is this immaculately presented and meticulously maintained detached three-bedroom bungalow, nestled within generous, beautiful gardens bursting with colour. The property further benefits from a garage and ample off-road parking for multiple vehicles. Situated in the tranquil village of Horsington, the home enjoys a peaceful setting while remaining conveniently located just a five-minute drive from the inland resort of Woodhall Spa, where a full range of amenities and facilities can be found. This delightful property combines countryside charm with easy access to local conveniences, making it an ideal choice for a variety of buyers.



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





RECEPTION HALL Having radiator, wall thermostat, telephone point, built-in storage cupboard, part-shelved, and access to the roof void.

LOUNGE/DINER 23' 0" x 11' 8" (7.01m x 3.56m) (Max) Having feature open fireplace and hearth, two radiators, TV point and uPVC sealed double glazed sliding patio doors to the rear patio and garden.

BREAKFAST KITCHEN 12' 6" x 11' 3" (3.81m x 3.43m) Having stainless steel 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, four ring ceramic hob with extractor fan and light over, space and plumbing for dishwasher, space for fridge/freezer, radiator, and uPVC sealed double glazed rear entrance door.

BEDROOM ONE 12' 3" x 11' 0" (3.73m x 3.35m) With radiator, double doors to:

EN-SUITE SHOWER ROOM 7' 0" x 4' 8" (2.13m x 1.42m) Having tiled corner shower cubicle with electric shower unit,



corner hand basin, low level WC and radiator.

BEDROOM TWO 10' 8" x 10' 2" (3.25m x 3.1m) (Plus access) Having radiator.

BEDROOM THREE 9' 2" x 7' 3" (2.79m x 2.21m) At present used as a **DINING ROOM** with radiator.

BATHROOM 7' 0" x 6' 9" (2.13m x 2.06m) Having panelled bath, pedestal hand basin and low level WC. Fully tiled walls, radiator, heated towel rail.

OUTSIDE - DETACHED GARAGE 16' 7" x 9' 0" (5.05m x 2.74m) With up-and-over door and power and light connected.

ATTACHED UTILITY ROOM/STORE 8' 9" x 7' 3" (2.67m x 2.21m) Located to the rear of the garage. Having porcelain sink with cold water tap, plumbing for washing machine, fluorescent strip light.

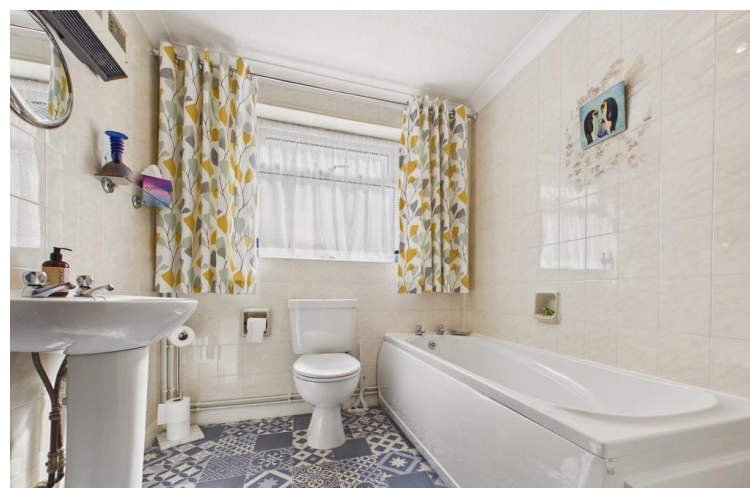
THE GARDENS The property is approached over a gravel driveway with turning area, lawns and mature hedges. Gated access to one side for vehicles over a gravel driveway providing ample parking space and leading to the garage. The rear garden has slabbed patio area and footpaths with lawn garden and well stocked flower and shrub beds. There is a timber and felt **GARDEN STORE** (included in the sale). Outside oil boiler to one side.

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

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 PLAN TO FOLLOW SHORTLY

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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.