



 **NEWTON**
FALLOWELL

18 Hemingby Way, Horncastle – LN9 5EU
£280,000

18 Hemingby Way

Horncastle

Situated in a sought-after residential location on the edge of the charming market town of Horncastle, this detached bungalow offers comfortable, well-maintained accommodation with excellent potential. The accommodation comprises a porch, welcoming entrance hall, spacious lounge with a feature wood-burner, dining room, conservatory, fitted kitchen with adjoining lean-to, two bedrooms and a modern shower room.

Outside, the property enjoys a low-maintenance front garden, a driveway providing ample off-road parking, a garage and a generous enclosed rear garden, perfect for relaxing or gardening. Further benefits include gas central heating, double glazing, solar panels to help reduce energy costs and the added advantage of being offered for sale with **NO CHAIN**.

Horncastle is a thriving and historic Lincolnshire market town, renowned for its popular antiques centres, independent shops, cafés and regular markets. Surrounded by beautiful countryside on the doorstep of the Lincolnshire Wolds, an Area of Outstanding Natural Beauty, it offers an excellent balance of town convenience and rural living, with good access to Lincoln, Boston, Louth and the east coast.

Council Tax band: C

Tenure: Freehold





ACCOMMODATION

Part glazed front entrance door with side screen through to the:

PORCH

Having coved ceiling and further part glazed door with side screen to the:

ENTRANCE HALL

Having coved ceiling, radiator, access to roof space and built-in cupboard.

LOUNGE

17' 7" x 12' 0" (5.35m x 3.66m)

Having bow window to front elevation, coved ceiling, radiator and brick-built fireplace with quarry tiled hearth and inset wood burner.

DINING ROOM

8' 7" x 8' 0" (2.61m x 2.44m)

Having coved ceiling, radiator and sliding doors to the:

CONSERVATORY

11' 4" x 9' 1" (3.46m x 2.78m)

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having glazed door to garden, radiator and tiled floor.





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KITCHEN

16' 7" x 11' 6" (5.06m x 3.51m)

(max) Having window to rear elevation overlooking the lean-to, coved ceiling, radiator and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards, integrated slimline dishwasher, automatic washing machine & tumble dryer under, cupboards & open-ended shelving over. Work surface return with inset gas hob, cupboard, drawers & tray recess under, cupboards & concealed extractor over. Tall unit to side housing integrated electric double oven with cupboards under & over. Further work surface with cupboard & drawer under, glazed display unit & cupboard over. Work surface return with cupboard under, cupboard over, space for upright fridge freezer to side with cupboard over. Further work surface with cupboards & wine rack under, cupboards over and tall units to either side. We are advised that the washing machine, tumble dryer & fridge/freezer are included in the sale.

LEAN-TO

10' 10" x 5' 11" (3.29m x 1.80m)

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having glazed door to rear garden and tiled floor.





BEDROOM ONE

12' 0" x 10' 8" (3.67m x 3.26m)

Having window to front elevation, coved ceiling, radiator and fitted wardrobes to one wall with shelving to side.

BEDROOM TWO

11' 6" x 8' 11" (3.50m x 2.71m)

Having window to rear elevation, coved ceiling, radiator and built-in wardrobe.

SHOWER ROOM

8' 8" x 6' 8" (2.64m x 2.03m)

Having window to rear elevation, radiator, tiled walls, tiled floor, shaver point, built-in cupboard & wall unit, walk-in shower with electric shower fitting, close coupled WC and pedestal hand basin.



EXTERIOR

To the front of the property there is a low maintenance gravelled gardens with various inset shrubs. A driveway provides off-road parking and leads to the:

GARAGE

16' 1" x 8' 2" (4.89m x 2.48m)

Having electric up-and-over door, gas fired boiler providing for both domestic hot water & heating.

REAR GARDEN

Being enclosed and majority laid to lawn with established borders, paved patio & footpaths and an area to the far rear with a greenhouse and garden shed.

THE PLOT

The property occupies a plot of approximately 0.19 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band C. The property also has solar panels which are owned and have a feed in tariff.





LIFETIME LEGAL

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

AGENT'S NOTES

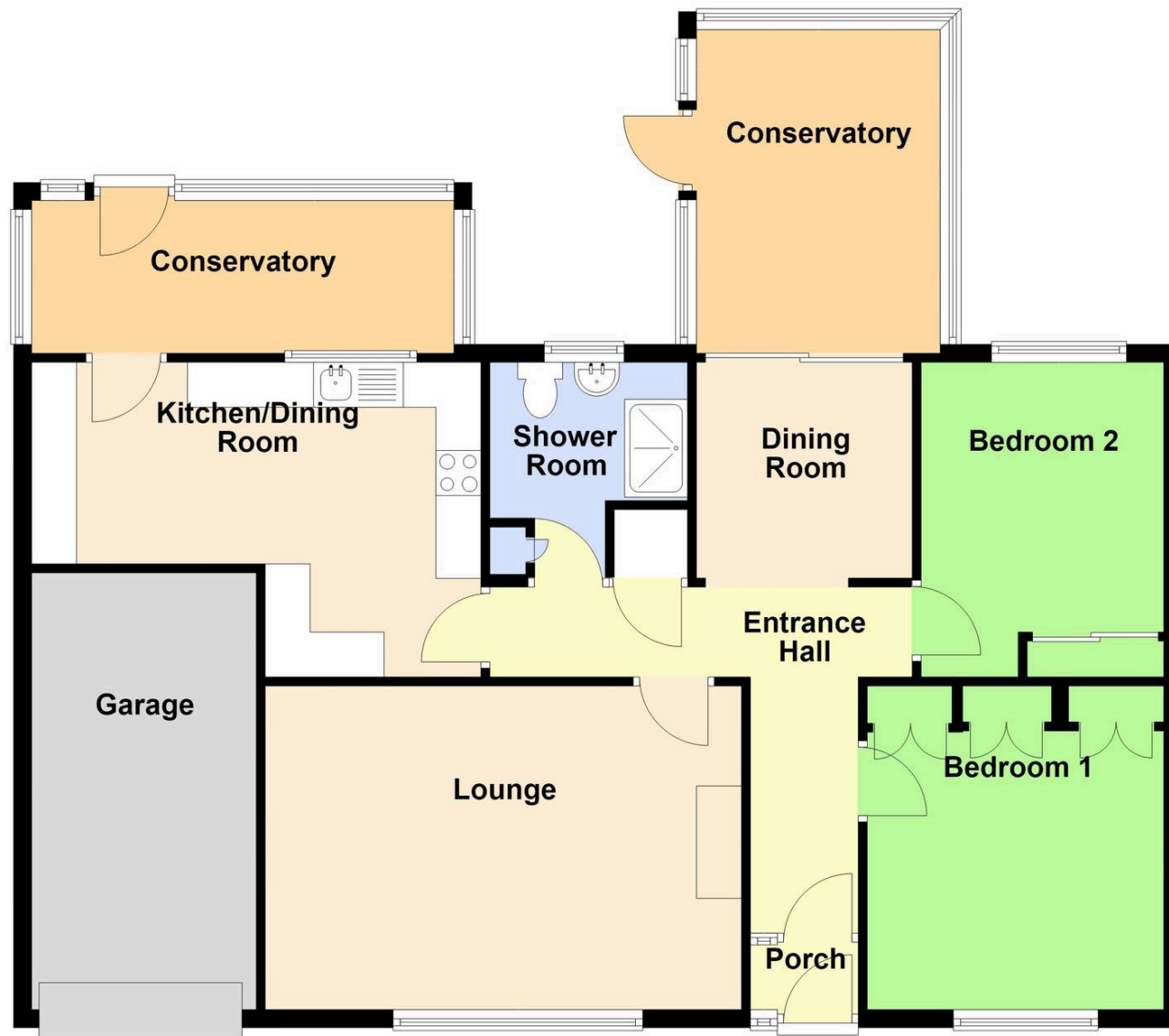
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Total area: approx. 109.3 sq. metres (1176.1 sq. feet)

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