

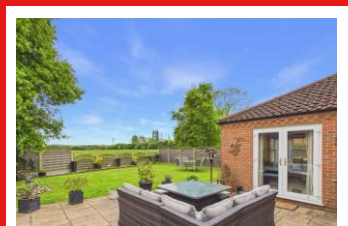


*'Pringle House', Main Street,
Horsington, LN10 5EX
Offers In Region Of £525,000 Invited*



- Spacious Detached Family Home
- 3 Reception Rooms
- 5 Bedrooms (1 En-suite)
- 2 Single Garages
- Large Private Gardens with Rural Views
- NO UPWARD CHAIN

Offered to the market this highly desirable, spacious detached family home, beautifully presented and exceptionally well maintained throughout. Offering comfortable family living in a peaceful rural setting. Enjoying countryside views to the rear, the home stands within generous gardens, part of which previously benefited from Planning Permission for a single dwelling (lapsed March 2026), offering potential for future development subject to the necessary consents. Situated in the delightful and tranquil village of Horsington, the property is ideally located just a five-minute drive from the sought-after inland resort of Woodhall Spa, where a wide range of amenities, shops, schools, and leisure facilities can be found.



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





RECEPTION HALL Having staircase to the first floor, radiator, built-in shelved double storage cupboard, two uPVC sealed double glazed entrance doors to both front and side. **CLOAKROOM** Having low level WC, pedestal hand basin, radiator, tiled floor and walls.

LOUNGE 20' 2" x 12' 8" (6.15m x 3.86m) Having brick fireplace and hearth with fitted cast iron log burner with exposed brick walls to either side with wall lights, radiator, feature beam ceiling, TV aerial point, double doors to the dining room and door to the garden room.

DINING ROOM 12' 8" x 12' 0" (3.86m x 3.66m) Having radiator, uPVC sealed double glazed double doors opening onto the rear patio and garden beyond.

GARDEN ROOM 18' 0" x 12' 9" (5.49m x 3.89m) Having tiled flooring, radiator and uPVC sealed double glazed double doors to the rear patio and garden.

BREAKFAST KITCHEN 20' 0" x 13' 7" (6.1m x 4.14m) (Max) Having 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over and concealed lights. Rangemaster electric range cooker with two ovens and grill, five ring ceramic hob with extractor fan and light over, integral dishwasher, integral fridge and freezer, tiled

flooring. Built-in wine rack, radiator, feature beam ceiling with in-set ceiling lights, TV point.

UTILITY ROOM 15' 9" x 6' 5" (4.8m x 1.96m) Having stainless steel single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Space and plumbing for washing machine and tumble dryer, space for a fridge freezer, uPVC sealed double glazed entrance door, radiator and oil fired boiler.

FIRST FLOOR LANDING Having radiator, built-in shelved airing cupboard with radiator, access to the roof void.

BEDROOM ONE 13' 2" x 12' 4" (4.01m x 3.76m) Having fitted triple wardrobe, matching fitted chest of drawers, laminate flooring, radiator. **EN-SUITE BATHROOM** 7' 3" x 6' 3" (2.21m x 1.91m) Having panelled Jacuzzi bath with shower mixer taps and side folding screen, pedestal hand basin and low level WC. Fully tiled walls, extractor fan, radiator and in-set ceiling lights.

BEDROOM TWO 12' 8" x 12' 0" (3.86m x 3.66m) Having free-standing range of wardrobes, radiator and TV point.

BEDROOM THREE 12' 4" x 10' 0" (3.76m x 3.05m) Having laminate flooring, radiator.

BEDROOM FOUR 9' 9" x 7' 3" (2.97m x 2.21m) Having radiator.

BEDROOM FIVE 9' 3" x 8' 8" (2.82m x 2.64m) (Max) Being L-shaped with radiator. Currently used as an OFFICE.

FAMILY BATHROOM 10' 0" x 7' 0" (3.05m x 2.13m) (Plus access) Having free-standing roll-top bath on claw feet with central antique style shower mixer taps. Corner steam shower cubicle, pedestal hand basin and low level WC. Fully tiled walls, extractor fan, radiator and in-set ceiling lights.

OUTSIDE - ATTACHED GARAGE 15' 7" x 8' 8" (4.75m x 2.64m) With electric up-and-over roll-up door with power and light connected. **DETACHED SINGLE GARAGE** 23' 8" x 10' 2" (7.21m x 3.1m) With electric up-and-over door and side personal door. Power and light connected.

THE GARDENS The property is approached over a gravel driveway providing ample parking space for cars, caravan or motor home. Gated access to either side to the main gardens. To the side is a large mainly lawn garden which formerly had Planning Permission granted for the erection of a three bedroom detached house (Application No. S/087/00125/23. Planning Permission just lapsed in March 2026). To the rear of the property is a further enclosed private garden with slabbed patio area, lawn garden, covered LOG STORE together with oil storage tank, beyond which are open views over the rural countryside.





Floor 0



Floor 1



Approximate total area^m
2106 ft²
Reduced headroom
13 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

OUTGOINGS - The property is located 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.

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: Walters- 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	55 D	71 C
39-54	E		
21-38	F		
1-20	G		