



***65 Spilsby Road,
Horncastle, LN9 6AW
Asking Price Of £139,999***



- End-Terrace Dwelling
- In Need of Complete Modernisation
- Ample Room to Extend (Subject to PP)
- 3 Reception, 2 Bedrooms, Bathroom
- Good Sized Gardens. Rural View
- NO UPWARD CHAIN

Walters bring to the market this two-bedroom end-terrace house, occupying a pleasantly set-back position off Spilsby Road and enjoying some stunning open views over the adjoining farmland. Although the property requires complete renovation, it offers excellent scope and potential for prospective purchasers to create a home to their own requirements, with ample opportunity to extend, if required and subject to the necessary planning permissions. The property benefits from mains gas and electricity, together with a shared septic tank, and is offered to the market with the advantage of NO UPWARD CHAIN.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

www.waltersestateagents.co.uk





The accommodation has gas fired central heating, uPVC sealed double glazed windows and briefly comprises:

ENCLOSED ENTRANCE PORCH With door to INTERNAL LOBBY with access to both living room and dining room.

LIVING ROOM 10' 10" x 10' 4" (3.3m x 3.15m) Having feature brick open fireplace and tiled hearth, double radiator, door to kitchen.

DINING ROOM 10' 11" x 10' 4" (3.33m x 3.15m) With door to kitchen and door to the inner hall.

KITCHEN 14' 7" x 3' 4" (4.44m x 1.02m) Having stainless steel single drainer sink unit with mixer taps, double base cupboard and two drawers under worktops. Hotpoint electric cooker, wall shelving. INNER HALL with staircase to the first floor, door to:

CLOAKROOM With high level WC.

FIRST FLOOR SMALL LANDING

BEDROOM ONE 14' 10" x 12' 0" (4.52m x 3.66m) With views over the front garden.

BEDROOM TWO 9' 8" x 7' 6" (2.95m x 2.29m) With views over the rear garden and farmland beyond. Door to:

BOX ROOM 7' 3" x 6' 2" (2.21m x 1.88m)

BATHROOM 12' 0" x 4' 5" (3.66m x 1.35m) Having a cast iron bath, hand basin, double radiator and gas fired wall mounted combination boiler.

OUTSIDE The property is approached down a shared driveway from Spilsby Road, over a private driveway with small front garden and access to the side garden where there is slabbed footpaths and parking areas. The garden is mainly laid to lawn.

LEAN-TO STORE SHED 10' 6" x 9' 10" (3.2m x 3m) With power and light connected. Set within the gardens is a timber SUMMER HOUSE and two garden STORE SHEDS.

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

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 are 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.

EPC GRAPH TO FOLLOW

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.