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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



**10 Whelpton Close
Horncastle
LN9 6SF**

Offers in the Region Of £325,000

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Property Description

Detached Four Bedroom Bungalow occupying a desirable position within the popular market town of Horncastle, this beautifully presented detached bungalow offers spacious and versatile accommodation finished to an exceptional standard throughout. The heart of the home is the stunning open-plan kitchen, dining and living area, thoughtfully designed for modern family life and entertaining. Featuring a stylish fitted kitchen with ample storage and workspace, the room flows seamlessly into the dining and living space, while impressive bi-folding doors open directly onto the rear garden, creating the perfect indoor-outdoor lifestyle during the warmer months. For those who enjoy relaxing evenings at home, a separate media room provides an inviting retreat and is ideal for cosy film nights with family and friends. The accommodation further comprises four well-proportioned bedrooms, offering flexibility for families, guests or those working from home. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a contemporary family shower room, finished to a high specification. Externally, the property continues to impress. A generous driveway provides ample off-road parking, while the surrounding gardens offer attractive outdoor spaces to enjoy, whether entertaining, gardening or

simply relaxing in peaceful surroundings. Combining stylish interiors, generous living space and a sought-after residential location, this superb bungalow is ready to move straight into and presents a rare opportunity for buyers seeking single-storey living without compromising on quality or space. Early viewing is highly recommended to fully appreciate everything this exceptional home has to offer.

Entrance Hall

The entrance hall is accessed through a door with a window either side and provides access to the w/c and the kitchen/diner.

W/C

The w/c, accessed from the entrance hall is neutrally decorated and comprises of a white w/c and white wash basin, a section of tiled wall just above the wash basin and laminate flooring. There is also plumbing for a washing machine and dryer which the current owners current utilise.

Kitchen-Dining-Lounge

11' 11" x 29' 8" (3.63m x 9.03m)

With a window and bi-folding doors to the rear elevation and a space for a table and sofa. There is also a modern fitted kitchen with a dishwasher and Range oven with an extractor over.

Media Room/Reception Room

14' 6" x 9' 0" (4.43m x 2.74m)

Ideal for cozy nights with a film, a home office or an extra sitting room.

Bedroom One

14' 2" x 9' 9" (4.32m x 2.96m)

Bedroom one has a window to the elevation, a radiator and a carpeted floor.

En-suite

En-suite for Bedroom One. Comprises of modern W/C, wash basin and shower cubicle with waterfall shower head as well as a handheld shower head. Tiled walls and floors. Towel Radiator and window to the side elevation.

Bedroom Two

18' 3" x 9' 6" (5.55m x 2.90m)

Bedroom two has a window to the elevation, a radiator and a carpeted floor.

Bedroom Three

10' 5" x 9' 1" (3.17m x 2.76m)

Bedroom three has a window to the elevation, a radiator and a carpeted floor.

Bedroom Four

8' 5" x 9' 2" (2.57m x 2.79m)

Bedroom four has a window to the elevation, a radiator and a carpeted floor.

Shower Room

5' 1" x 8' 4" (1.54m x 2.54m)

The Family Shower Room comprises of a modern W/C double wash basin, and good sized shower cubicle with waterfall shower head as well as a handheld shower head. Fully tiled walls and flooring. Towel Rail Radiator and window to the side elevation.

Outside

With a front garden with a lawn and a driveway providing ample off road parking. The rear garden has a vast lawn ideal for families and is enclosed by perimeter fencing making the garden secure and private.



Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Council Tax Information

Band C: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti



Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Mortgage Services

Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

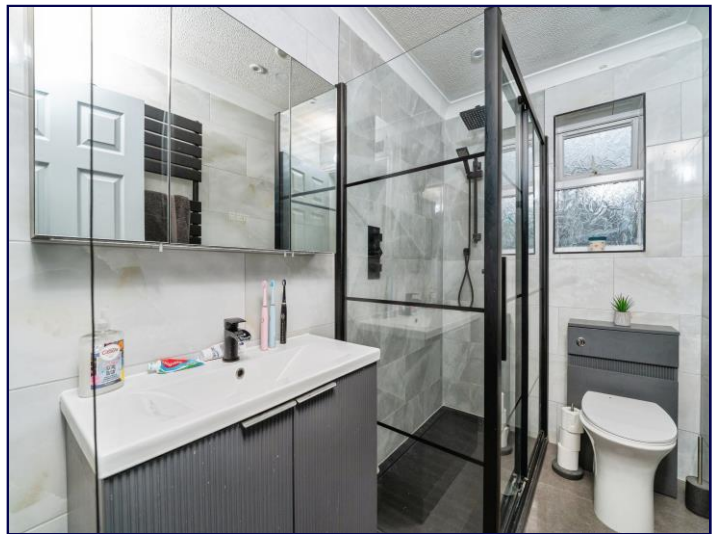
Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

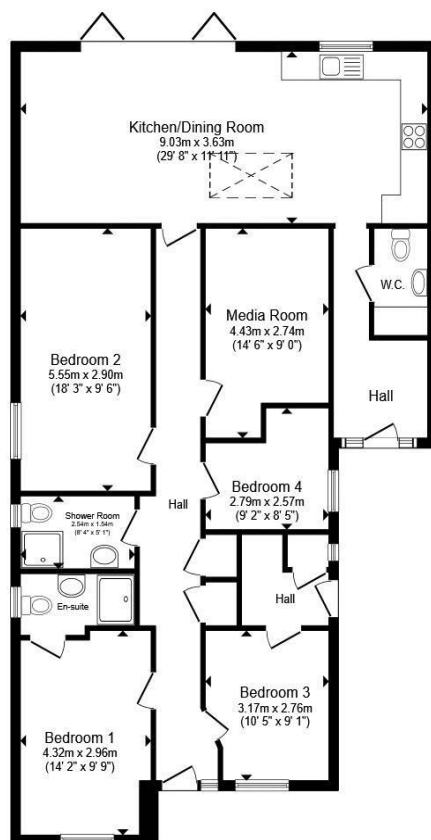
Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.



Monday to Friday
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
Closed



Total floor area 126.2 m² (1,358 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



