

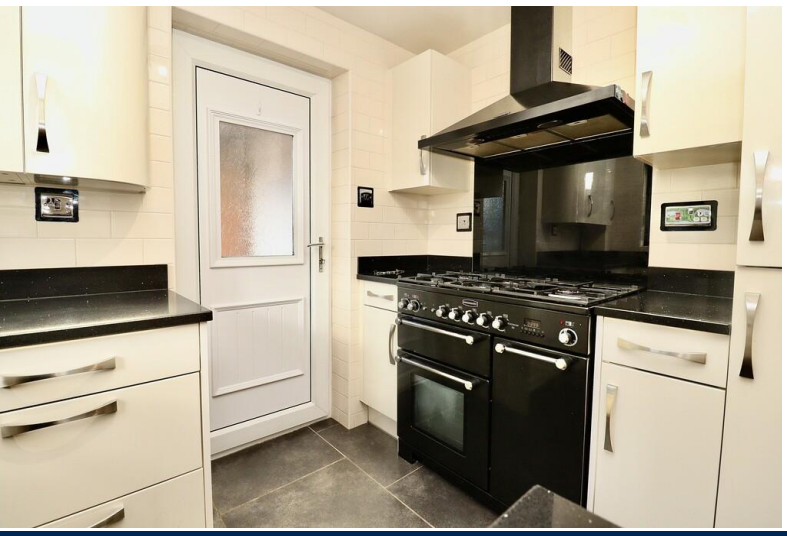
29 College Park

Horncastle, LN9 6RE

Book a Viewing!

£200,000

A well presented three bedroom link detached house situated in a cul-de-sac location within the popular market town of Horncastle. The property offers a good range of accommodation together with ample off-road parking, an attached single garage and an enclosed rear garden. The ground floor accommodation includes an entrance hallway, lounge with bay window, separate dining area with double doors opening onto the rear garden and a modern fitted kitchen. The kitchen is finished with granite work surfaces and includes a range of integrated appliances. To the first floor there are three bedrooms, with bedroom three benefiting from a built-in wardrobe, together with a family bathroom fitted with a bath and mains shower over. Outside, a large block paved driveway provides ample off-road parking and access to the attached single garage. A particularly useful feature of the garage is the up-and-over doors to both the front and rear, providing access through to the rear of the property. The rear garden is mainly laid to lawn with a decked area and further block paved seating area. College Park is conveniently positioned for access into Horncastle Town Centre, which can be reached on foot or by a short drive. Secondary schooling is also within a short walk. The property benefits from gas fired central heating, all mains services and is offered for sale with no onward chain.

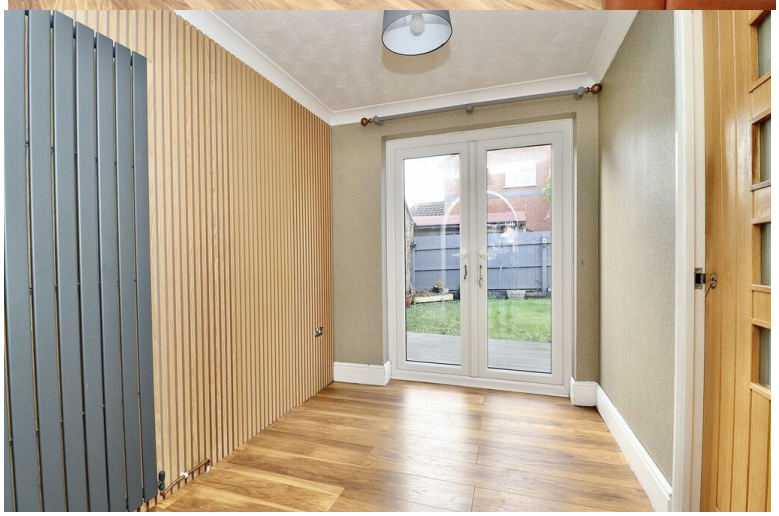




29 College Park, Horncastle, LN9 6RE







LOCATION
Horncastle is a well served Lincolnshire market town situated on the edge of the Lincolnshire Wolds.

The town offers a good range of everyday amenities including supermarkets, independent shops, cafés, pubs, restaurants, healthcare and leisure facilities.

There is a choice of schooling within the town, including primary and secondary education, making Horncastle a practical location for families.

Horncastle is well positioned for access across the county, with the A158 providing the main road connection towards Lincoln and the Lincolnshire coast. Woodhall Spa, Louth, Coningsby and the surrounding Lincolnshire Wolds are also within easy reach.

ACCOMMODATION

ENTRANCE HALL
Approached via a composite external entrance door with oak effect flooring, cast iron radiator and staircase rising to the first floor.

LOUNGE
14' 6" x 11' 6" (4.42m x 3.51m) With UPVC double glazed bay window, laminate flooring and radiator.









DINING AREA
9' 2" x 6' 11" (2.79m x 2.11m) With laminate flooring, radiator and UPVC double glazed double doors opening onto the rear garden.

KITCHEN
9' 2" x 7' 5" (2.79m x 2.26m) Fitted with a modern range of wall and base units with granite work surfaces, inset stainless steel sink, integrated Rangemaster cooker with extractor over and glass splashback, integrated washer/dryer and integrated fridge freezer, UPVC double glazed window and UPVC double glazed external door.

FIRST FLOOR LANDING
With UPVC double glazed window and access to the roof space.

BEDROOM 1
13' 1" x 8' 6" (3.99m x 2.59m) With UPVC double glazed window and radiator.

BEDROOM 2
10' 7" x 7' 10" (3.23m x 2.39m) With UPVC double glazed window and radiator.

BEDROOM 3
6' 5" x 6' 3" (1.96m x 1.91m) With UPVC double glazed window and radiator.

BATHROOM
6' 5" x 5' 9" (1.96m x 1.75m) Fitted with a low level WC, wash hand basin, bath with mains shower over, fully tiled walls, tiled flooring, heated towel rail/radiator and UPVC double glazed window.

GARAGE
15' 7" x 8' 2" (4.75m x 2.49m) Attached single garage with an up-and-over doors to both the front and rear, providing useful access through to the rear of the property.

OUTSIDE
To the front of the property there is a large block paved driveway providing ample off-road parking and access to the attached single garage. The rear garden is predominantly laid to lawn with a decked area and separate block paved seating area.





KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – C (East Lindsey District Council.)

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

WEBSITE
Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT
We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO
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BUYING YOUR HOME
An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

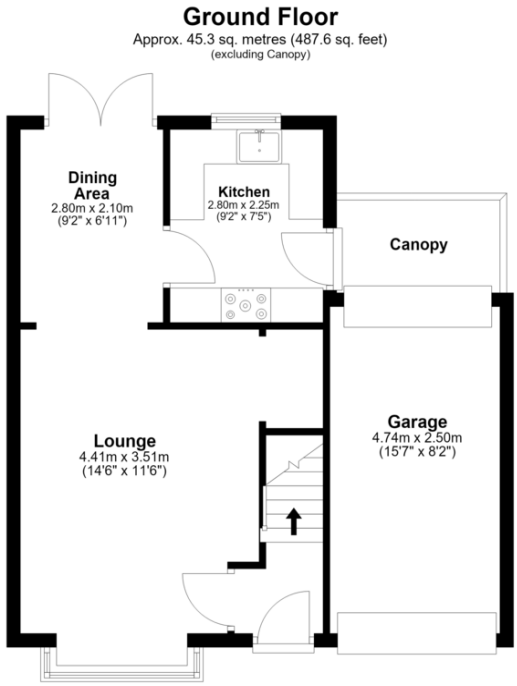
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1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

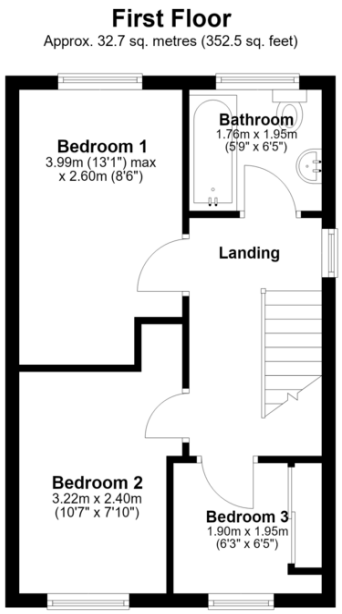
GENERAL
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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.

2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Total area: approx. 78.1 sq. metres (840.1 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.
Mundys Estate Agents
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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The Property Ombudsman