

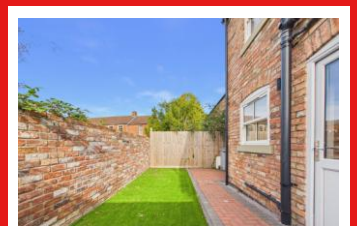


**5 Hamerton Lane,
Horncastle, LN9 6AY
Asking Price Of £175,000**



- Modern Semi-Detached Home
- Built in 2023
- Well Maintained and Presented
- 2 Bedrooms, Bathroom
- Small Gardens with Parking
- NO UPWARD CHAIN

Built in 2023 and benefiting from the remainder of its 10-year warranty, Walters are delighted to bring to the market this well maintained and attractively presented two-bedroom semi-detached home. The property occupies a convenient position within easy walking distance of the town centre and its excellent range of amenities and facilities. Externally, the property enjoys manageable gardens together with off-road parking, whilst further benefits include gas fired central heating, uPVC double glazed units and an excellent EPC rating. Offered to the market with the significant advantage of NO UPWARD CHAIN, this modern home is ideally suited to a variety of purchasers and merits an early internal inspection.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

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FRONT LIVING ROOM 13' 9" x 11' 4" (4.19m x 3.45m)
Having front entrance door, staircase to the first floor, laminate flooring, radiator, TV aerial lead, in-set ceiling lights.

DINING KITCHEN 13' 7" x 9' 5" (4.14m x 2.87m) Having in-set sink with mixer taps, range of base cupboards and drawers under worktops with wall cupboards over, built-in electric fan assisted oven and grill with four ring ceramic hob, extractor fan and light over. Built-in Indesit washing machine, cupboard housing the gas fired combination boiler, radiator, uPVC sealed double glazed rear entrance door, in-set ceiling lights.



FIRST FLOOR LANDING

BEDROOM ONE 13' 9" x 10' 2" (4.19m x 3.1m) Having free-standing range of wardrobes in recess, radiator, in-set ceiling lights.

BEDROOM TWO 10' 6" x 6' 8" (3.2m x 2.03m) With radiator, in-set ceiling lights, access to the roof void.

BATHROOM 6' 8" x 6' 6" (2.03m x 1.98m) Having enclosed bath with shower over, waterfall shower head, side screen, vanity hand basin, low level WC. Extractor fan, tiled flooring, part-tiled walls, heated towel rail.

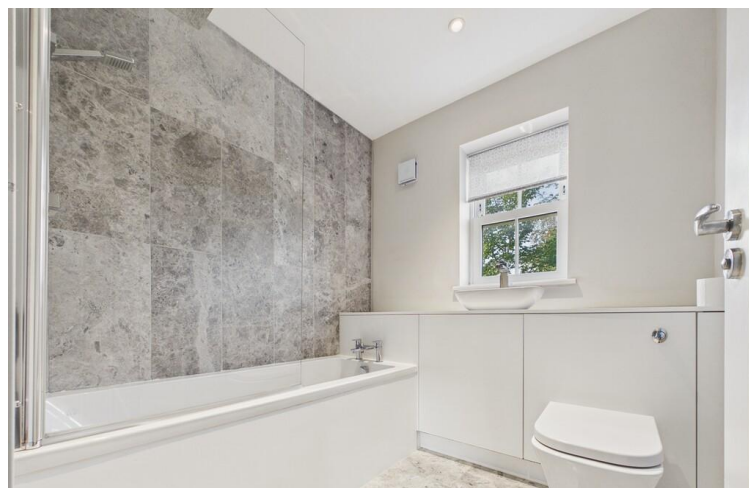
OUTSIDE Hamerton Lane is approached down a stone chipped driveway with a block paved driveway providing off-road parking for No. 5. Gated access leads to the fully enclosed rear garden with brick wall and fencing, paved patio area and artificial lawn garden.

OUTGOINGS - The property is situated 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 as are the fitted carpets and curtains.

VIEWING - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters.





Floor plans are to show layout only and 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.