



**'Wistow', Lincoln Road,
Horncastle, LN9 5AW**
Offers in the Region of £350,000



- Spacious Detached Bungalow
- Prime Residential Location
- Large Dining/Kitchen
- 3 Double Bedrooms
- Good Sized Established Gardens
- No Forward Chain

Walters Estate Agents are pleased to bring to the market, this extremely spacious detached three bedroom bungalow, set in good sized established and mature gardens, set well back from the road in this much sought after area of the town, on the main bus route between Horncastle and Lincoln. The property has no forward chain.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

www.waltersstateagents.co.uk





This spacious detached bungalow has the benefit of gas fired central heating together with uPVC sealed double glazed units throughout. The accommodation briefly comprises the following:

ENCLOSED ENTRANCE PORCH With uPVC sealed double glazed double entrance door and tiled floor. Glazed internal door leading to:

RECEPTION HALL Having double radiator, door chimes, telephone point, smoke detector, wall thermostat and access to the large roof void.

LOUNGE 18' 8" x 13' 9" (5.69m x 4.19m) Having fitted electric coal effect wall heater, two double radiators, wall lights, TV aerial point and glazed folding doors to:

DINING AREA 13' 9" x 10' 3" (4.19m x 3.12m) With double radiator, open access to:

KITCHEN 13' 0" x 10' 4" (3.96m x 3.15m) Having stainless steel 1½ bowl single drainer sink unit with mixer taps, range of base cupboards and drawers under worktops with wall cupboards over with concealed lights. Neff built-in electric fan assisted double oven and grill, four ring ceramic hob with extractor fan and light

over, Samsung American fridge freezer, space and plumbing for washing machine, in-set ceiling lights.

REAR ENTRANCE PORCH With radiator, uPVC sealed double glazed entrance door and door to:

BOOT ROOM Housing the gas fired wall mounted combination boiler and with wall shelving and coats rail.

BEDROOM ONE 14' 9" x 10' 4" (4.5m x 3.15m) Having radiator and built-in double wardrobe with double cupboard over.

BEDROOM TWO 13' 0" x 10' 4" (3.96m x 3.15m) With radiator.

BEDROOM THREE 12' 9" x 10' 9" (3.89m x 3.28m) Having double radiator, telephone point and built-in double wardrobe with double cupboard over.

SHOWER ROOM 10' 4" x 7' 4" (3.15m x 2.24m) Having fully tiled walls with large shower cubicle with folding doors, vanity hand basin with double cupboard under, bidet and low level WC. Mirror medicine cupboard, two heated towel rails, in-set ceiling lights and fitted shelved storage cupboard.

OUTSIDE - GARAGE 26' 0" x 14' 0" (7.92m x 4.27m) (Max) Having electric roll up door and rear personal door. Porcelain sink, water softener, range of base cupboards and drawers under worktops with wall shelving, power and light connected. There is an integral WC with low level cistern.

Set within the gardens is a timber and felt garden store shed on a slabbed based, together with a timber framed greenhouse with racking.

THE GARDENS The property is approached over large gravel driveway with ample parking space, shaped front lawn garden with well stocked flower and shrub beds and ornamental trees. Good sized rear gardens with lawns, slabbed patio area, soft fruit area and strawberry beds together with ornamental trees and shrubs to the borders.

OUTGOINGS - The property is situated within the East Lindsey District Council and we are advised is in 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.





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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	87	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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