



Briarfields, West Lane, Haltham, LN9 6JG

M A S O N S
EST. 1850

Briarfields, West Lane, Haltham, Horncastle LN9 6JG

01507 350500

Ideally positioned along a country no through lane within the pleasant village of Haltham stands this well presented modern three double bedroom bungalow.

Internally the property has an en-suite to the main bedroom, family bathroom, kitchen diner, utility, spacious lounge and conservatory. Externally the property has most appealing front and rear gardens including side courtyard with dog run, off street parking and integral garage. The property benefits fresh decoration and some renewed floorings.

The village has many delightful countryside walks and is a short drive away from the desirable village of Woodhall Spa and the Georgian market town of Horncastle with shopping, social and educational facilities.



Directions

From Horncastle head south on the A153 Boston Road for around 4 miles until you reach the village of Haltham. Upon arriving take the right turn into West lane and follow the round around turning left to remain on West lane. The property will then be found towards the end of the cul-de-sac on the right.

Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)
Entrance to the property is gained through a glazed panel Upvc door leading to:

Reception Hall

Having radiator with cover, double storage cupboard, access to a fully boarded loft space, cupboard housing the hot water cylinder and shelving and having oak effect flooring. There is a service door to garage and door to:





Kitchen Diner

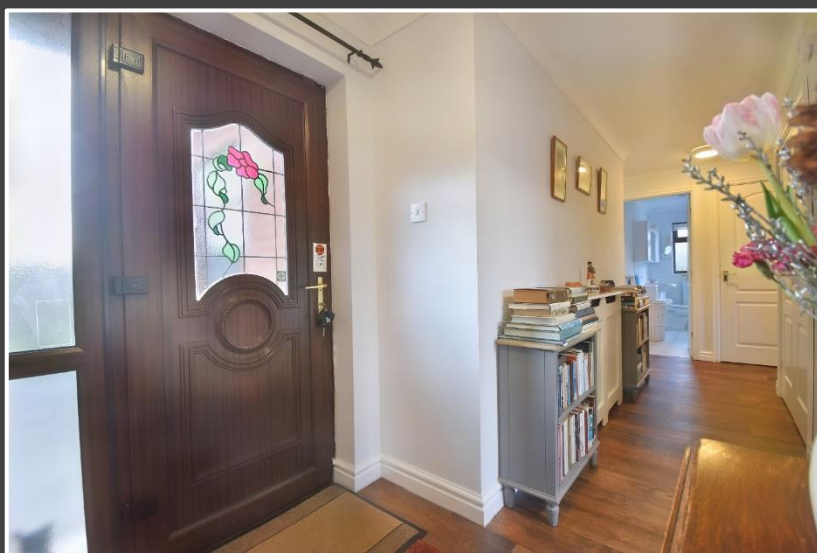
Having a selection of fitted units to both base and wall levels finished in light grey, breakfast island and one and a half sink plus drainer inset to roll edge worktop with splashback wall tiling. Built-in fridge and double oven and separate hob with fitted extractor hood over. Also having radiator, water filter tap, vinyl flooring, UPVC double glazed window to rear aspect and glazed door leading to the:

Utility Room

Having cupboards to both base and wall levels under worktop and 'Belfast' sink with splashback wall tiling. Space and connection for washing machine, extractor fan, vinyl flooring, water softener and UPVC double glazed window. There is a door to rear aspect and wood panelled door leading to the:

Cloakroom

Having low level WC, wall mounted wash hand basin with splashback wall tiling, vinyl flooring and obscure UPVC double glazed window to side aspect.





Lounge

With window overlooking the rear garden and having electric fire set to feature open brick surround, oak effect flooring and sliding patio doors to:

Conservatory

With attractive views over the rear garden, being of brick construction and having UPVC double glazed windows, glazed pitched roof, radiator, oak effect flooring and UPVC double glazed door to garden.

Bedroom 1

A spacious double room with UPVC double glazed window to front aspect, fitted bedroom furniture, wood panelled door leading to the:



En-Suite

with a suite comprising shower cubicle, low level WC and wash hand basin inset to vanity unit. There is a radiator, wall tiling, extractor fan, vinyl flooring and obscure UPVC double glazed window to side aspect.

Bedroom 2

Having UPVC double glazed window to front aspect, fitted bedroom furniture to two walls with ample space for double bed.

Bedroom 3

Currently used as a dining room with UPVC double glazed window to side aspect.

Family Bathroom

Having panelled bath, shower cubicle, low level WC and wash hand basin inset to vanity unit. Tiled walls and extractor fan, vinyl flooring and obscure UPVC double glazed window to side aspect.





Outside

Set on a generous wide plot the property is set back with driveway which provides ample off-road parking and leads to the Garage. The beautiful, well-maintained gardens are a particular selling point of the property with the front garden comprising a good size area laid to lawn with a selection of mature trees, plants and shrubs to borders. Gated access on both sides leads to the rear garden. To one side there is a patio seating area with fruit trees and a secure dog/cat run. The rear garden comprises an area laid to lawn and well stocked colourful shrubbery beds. To one side a useful summerhouse and various patio seating areas. The rear garden is enclosed by fencing on all sides with a fenced screened off area housing the oil storage tank, also having outside tap.

Garage

With electric up and over door, light and power connected, wall mounted Wallstar boiler, and space and connection for a tumble dryer. There is also access to the bungalow through connecting door.

Location

Positioned on a quiet no through road within Haltham having a good array of country walks and situated within a ten-minute drive of the unspoilt market town of Horncastle which offers ample amenities and excellent schooling. Woodhall Spa which is well renowned for its tranquillity, championship golf course and Kinema in the woods is also only ten minutes' drive. The historic cathedral city of Lincoln is only twenty one miles by car.





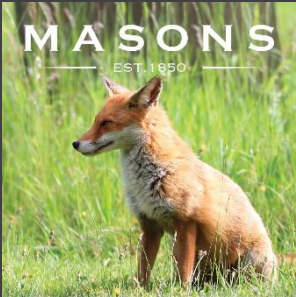
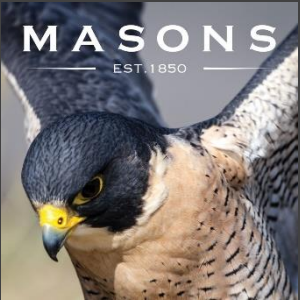
Viewing

Strictly by prior appointment through the selling agent.

General Information

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains electricity and water but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band D.



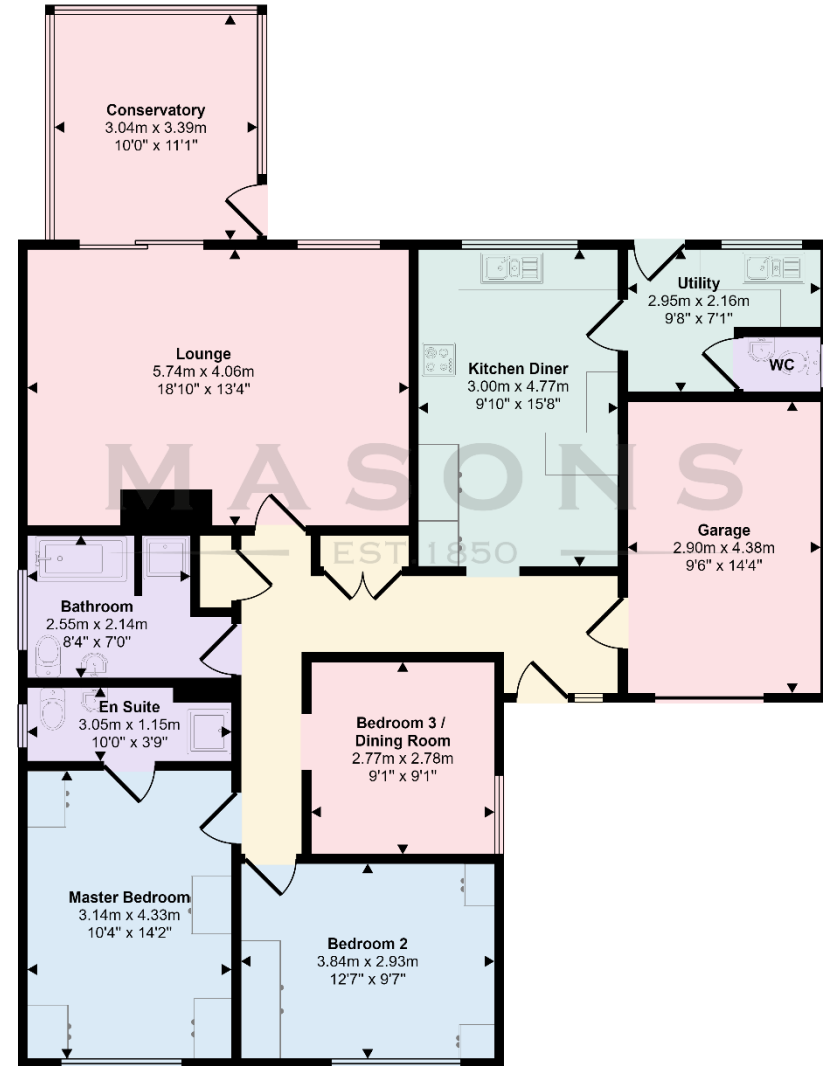


Floor Plans and EPC Graph

NB A PDF of the full Energy Performance Certificate can be emailed on request

Approx Gross Internal Area
130 sq m / 1397 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Floorplan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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