



***32 Castleview,
Tattershall, LN4 4JD
Asking Price Of £289,950***



- Spacious Detached Family Home
- Lounge with Large Dining Area
- Conservatory, Study/Bedroom 4
- 3 Double Bedrooms (1 En-suite)
- Good Sized Corner Plot
- Gas CH. uPVC Units Throughout

Walter's are pleased to present to the market this spacious detached 3/4 bedroom home, having versatile accommodation and fully warrants an internal inspection, set within good sized private south facing gardens on a corner plot. The accommodation has the benefit of gas fired central heating and uPVC sealed double glazed units throughout, and is brought to the market with NO UPWARD CHAIN.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

www.waltersstateagents.co.uk





RECEPTION HALL Having staircase to the first floor with under stairs cupboard, covered radiator, wall thermostat, laminate flooring.

CLOAKROOM Having fully tiled walls and floor, low level WC, vanity hand basin, radiator and extractor fan.

LOUNGE 15' 9" x 11' 5" (4.8m x 3.48m) Having feature fire surround and hearth with fitted coal effect electric fire, radiator, TV aerial point and open access to:

DINING AREA 15' 9" x 9' 2" (4.8m x 2.79m) Having laminate flooring, radiator, door to the kitchen, uPVC sealed double glazed sliding patio doors to:

CONSERVATORY 11' 3" x 11' 3" (3.43m x 3.43m) Being part-brick with uPVC windows and double doors to the rear patio and garden, ceiling fan light, radiator, window and door blinds.

KITCHEN 12' 3" x 9' 2" (3.73m x 2.79m) Having stainless steel double drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over with concealed lights. Bosch built-in electric fan assisted double oven and grill, four ring gas hob with extractor fan and light over,

built-in microwave oven, Bosch dishwasher, part-tiled walls, breakfast bar. Radiator, laminate flooring and uPVC sealed double glazed side entrance door.

UTILITY ROOM 10' 2" x 6' 4" (3.1m x 1.93m) Having worktops with cupboard under and wall cupboards over, Zanussi washing machine, free-standing freezer with further small worktop freezer, radiator and laminate flooring.

STUDY/BEDROOM FOUR 17' 3" x 9' 3" (5.26m x 2.82m) Currently used as a sewing room, but could be used as a fourth bedroom with range of base cupboards and drawers under worktops and further range of fitted storage cupboards to one wall with wall shelving. Radiator and TV point.

FIRST FLOOR LANDING With radiator, built-in shelved storage cupboard, built-in airing cupboard housing the pre-lagged hot water tank with wall shelving, access to the roof void.

BEDROOM ONE 13' 7" x 10' 3" (4.14m x 3.12m) With radiator and telephone point.

EN-SUITE SHOWER/DRESSING ROOM 11' 2" x 6' 6" (3.4m x 1.98m) Having range of built-in wardrobes, large walk-in shower cubicle, vanity hand basin and low level WC. Wall storage cupboards over with one housing the shaver point, radiator, tiled floor and fully tiled walls.

BEDROOM TWO 13' 7" x 11' 6" (4.14m x 3.51m) Having fitted wardrobe, radiator.

BEDROOM THREE 11' 7" x 11' 3" (3.53m x 3.43m) Having fitted wardrobe, fitted shelved storage cupboard, radiator, TV aerial point and wall shelving.

BATHROOM 8' 2" x 8' 0" (2.49m x 2.44m) Having fully tiled walls with panelled bath, shower cubicle with electric shower unit, vanity hand basin and low level WC. Wall mirror, shaver point and light, double radiator, extractor fan and tiled floor.

OUTSIDE - GARAGE 18' 2" x 8' 9" (5.54m x 2.67m) (Plus recess) With electric up-and-over door, rear personal door, three free-standing freezers (included in the sale) gas fired boiler.

THE GARDENS The property is situated on a good sized corner plot approached over a block paved driveway and parking for two cars, gravelled garden to the side. Gated access leads to the fully enclosed private rear garden over a slabbed footpath and to the side of the property is a vegetable garden and a large patio area. **TIMBER AND FELT GARDEN SHED** 9' 9" x 7' 8" (2.97m x 2.34m)



Further slabbed patio area, beyond which are lawn gardens, flanked by flower and shrub beds and trees giving privacy. To the far side of the property is a further slabbed area with GREENHOUSE. Outside lights and cold water tap and power point.

FIXTURES AND FITTINGS - All those detailed are included in the sale as are the fitted carpets, curtains and blinds where fitted. There may be further furniture fittings which could be included by separate negotiation.



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.

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.

EPC GRAPH TO FOLLOW

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.