

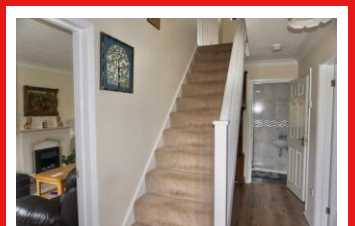


*19 Wesley Way,  
Horncastle, LN9 6RY  
Asking Price Of £289,950*



- Well Maintained Detached Home
- Beautifully Presented Throughout
- 2 Reception Rooms. Fitted Kitchen
- 3 Double Bedrooms (1 En-suite)
- Garage & Well Stocked Gardens
- Much Sought After Location

Walter's are pleased to present to the market this beautifully presented and maintained detached three bedroom family home, situated within a much sought after area of the town. The property is set within good sized gardens with single garage and ample off-road parking. The selling Agent strongly recommends viewing this property.



**Horncastle - 01507 526877 & Woodhall Spa - 01526 353185**

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The property which has gas fired central heating together with uPVC sealed double glazed units throughout briefly comprises the following:

**OPEN PORCH - RECEPTION HALL** Having staircase to the first floor, wall thermostat, radiator, telephone point and laminate flooring.

**CLOAKROOM** Having fully tiled walls and floor with low level WC, corner hand basin and heated towel rail.

**LOUNGE** 17' 0" x 9' 9" (5.18m x 2.97m) Having feature fire surround and hearth with fitted log effect electric fire, double and single radiators, dado rail, TV and telephone points and uPVC sealed double glazed double doors to the rear garden.

**DINING ROOM** 9' 4" x 9' 4" (2.84m x 2.84m) With radiator and laminate flooring.

**KITCHEN** 11' 5" x 9' 4" (3.48m x 2.84m) Having stainless steel single drainer sink unit with mixer taps and cold water filter tap, range of base cupboards and drawers under worktops with wall cupboards over with concealed lights. Bosch built-in electric fan assisted oven and grill, Bosch microwave/combination oven and



grill, four ring ceramic induction hob with extractor fan and light over. Integral dishwasher, integral fridge/freezer, water softener, radiator, laminate flooring and in-set ceiling lights.

**UTILITY ROOM** 9' 4" x 5' 1" (2.84m x 1.55m) Having stainless steel single drainer sink unit with mixer taps and base cupboards under and further storage cupboards, integral washing machine, radiator and uPVC sealed double glazed side entrance door.

**FIRST FLOOR LANDING** Having built-in airing cupboard housing the pre-lagged hot water tank with immersion heater fitted. Built-in storage cupboard and access to the roof void.

**BEDROOM ONE** 11' 2" x 10' 0" (3.4m x 3.05m) Having range of fitted bedroom furniture including wardrobes, wall cupboards over bed head and bedside shelved units, matching dressing table and radiator.

**EN-SUITE SHOWER ROOM** Having fully tiled shower cubicle with folding doors, vanity hand basin with wall mirror over and cupboard under, low level WC. In-set ceiling lights, heated towel rail and extractor fan.

**BEDROOM TWO** 12' 4" x 11' 2" (3.76m x 3.4m) (Max) Having range of fitted bedroom furniture including wardrobes, wall cupboards over bed head and three drawer bedside units, radiator.

**BEDROOM THREE** 10' 0" x 9' 4" (3.05m x 2.84m) With radiator.

**SHOWER ROOM** 7' 0" x 5' 5" (2.13m x 1.65m) Having fully tiled walls and flooring, with corner shower cubicle with sliding doors, vanity hand basin with range of base storage cupboards and low level WC. Heated towel rail, extractor fan, in-set ceiling lights.

**OUTSIDE - INTEGRAL GARAGE** 16' 9" x 9' 2" (5.11m x 2.79m) Having electric remote controlled roll-up door and side personal door. Power and light connected.

**THE GARDENS** To the front is a large block paved garden providing ample off-road parking for several vehicles. Block paved footpaths leading to the side and to the rear to a fully enclosed rear garden with slabbed footpaths and patio area. Beyond which are lawn gardens flanked by well stocked flower and shrub beds to borders.

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

**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 not drawn to scale.

**Note: The Estate Agent's Act 1979, we have to inform all prospective purchasers that the owner of this property is an employee of Walters Estate Agents Limited**

**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.

**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.

