

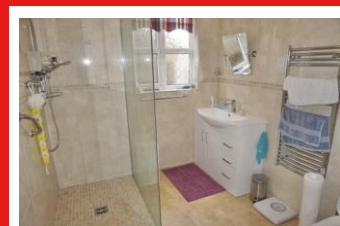


***14 Thomas Sully Close,  
Horncastle, LN9 5GF  
Asking Price Of £249,995***



- Spacious Detached Bungalow
- 2 Reception Rooms, Conservatory
- 2 Double Bedrooms, Wet Room
- 2 Single Garages
- Good Sized South Facing Garden
- Gas CH. uPVC Units. Solar Panels

Brought to the market with NO FORWARD CHAIN is this surprisingly spacious detached two double bedroom bungalow with separate lounge and separate dining room, south facing conservatory off, set within good sized private corner plot gardens. The property has the benefit of two single garages and ample off road parking, situated in this much sought after and peaceful area of the town.



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

[www.waltersestateagents.co.uk](http://www.waltersestateagents.co.uk)







The property has uPVC sealed double glazed windows and doors, gas fired central heating and solar panels which feed into the tariff and gives a half yearly income of approximately £600 -£700. The accommodation comprises the following:

**RECEPTION HALL** Having double radiator, dado rail, smoke detector, door chimes, display niche and built-in airing cupboard which is part shelved and with radiator.

**CLOAKROOM** With low level WC, hand basin with double cupboard under, radiator and extractor fan.

**LOUNGE** 15' 9" x 12' 0" (4.8m x 3.66m) Having feature fire surround and hearth with fitted coal effect gas fire, feature bay window with double radiator, wall mounted air conditioning unit, wall lights and TV aerial point.

**DINING ROOM** 9' 9" x 9' 9" (2.97m x 2.97m) With door to the kitchen, covered radiator, dado rail and uPVC sealed double glazed double doors to:

**CONSERVATORY** 10' 8" x 8' 7" (3.25m x 2.62m) Being part brick with uPVC sealed double glazed windows and doors to the rear garden, door to the garage and window blinds.





**KITCHEN** 9' 9" x 9' 6" (2.97m x 2.9m) Having stainless steel 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Built-in electric oven and grill with four ring ceramic hob with extractor fan and light over, part-tiled walls, telephone point and heated towel rail.

**UTILITY ROOM** 10' 9" x 5' 5" (3.28m x 1.65m) With worktops and space and plumbing under for washing machine and dishwasher (if required), wall cupboards over, radiator, gas fired wall mounted combination boiler, part-tiled walls and uPVC sealed double glazed rear entrance door.

**BEDROOM ONE** 12' 2" x 12' 0" (3.71m x 3.66m) With radiator and telephone point.

**BEDROOM TWO** 10' 9" x 9' 8" (3.28m x 2.95m) With radiator and wall mounted air conditioning unit.

**WET ROOM** 8' 0" x 7' 4" (2.44m x 2.24m) Having fully tiled walls and floor with corner shower area with splash screen, vanity hand basin with cupboards and drawers under and low level WC. Heated towel rail, radiator, extractor fan and medicine cabinet.

**OUTSIDE - GARAGE** 17' 9" x 9' 8" (5.41m x 2.95m) Attached to the property with access from the conservatory. Having electric roll-up remote control door and with power and light connected.

**FURTHER SINGLE GARAGE** 17' 4" x 9' 2" (5.28m x 2.79m) With up-and-over door and power and light connected. There is a tarmac driveway fronting with car parking for one vehicle.

**THE GARDENS** The property is situated on a corner plot with open plan front garden laid to lawn with slabbed footpaths and tarmac driveway fronting the attached garage. To the rear, which is fully enclosed and private, are lawn gardens with slabbed patio area and footpaths, aluminium framed GREENHOUSE with storage area behind the garage ideal for bins etc.

**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.



Ground Floor



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.

**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.

