



***20 Louth Road,
Horncastle, LN9 5ED
Asking Price Of £130,000***



- Semi-Detached Residence
- Close to the Town Centre
- In Need of Modernisation
- 3 Bedrooms, Bathroom
- Corner Plot Gardens
- NO UPWARD CHAIN

Situated within easy walking distance of the town centre and all its amenities and facilities, is this semi-detached three bedroom residence, in need of modernisation throughout, and is set on a corner plot within convenient sized gardens. The property has electric night storage heating and uPVC sealed double glazed windows and is offered 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, tiled floor, uPVC sealed double glazed entrance door, coats rail and night storage heater.

LOUNGE 14' 7" x 10' 9" (4.44m x 3.28m) Having feature tiled open fireplace and hearth, night storage heater, recessed wall shelving, picture rail, wall lights, telephone point and TV lead.

KITCHEN 10' 3" x 5' 5" (3.12m x 1.65m) Having double drainer sink unit with cupboards and drawers under, side entrance door, space and plumbing for washing machine, walk-in shelved pantry cupboard and walk-in store room.

BATHROOM 7' 0" x 5' 9" (2.13m x 1.75m) Having enclosed bath, hand basin and high level WC. Built-in storage cupboard, part-tiled walls and night storage heater.

FIRST FLOOR LANDING With night storage heater and built-in storage cupboard.

BEDROOM ONE 14' 8" x 11' 2" (4.47m x 3.4m) Having

original cast iron fire surround, fitted airing cupboard housing the pre-lagged hot water tank with immersion heater, night storage heater and picture rail.

BEDROOM TWO 11' 7" x 6' 2" (3.53m x 1.88m)

BEDROOM THREE 9' 8" x 5' 7" (2.95m x 1.7m) With picture rail.

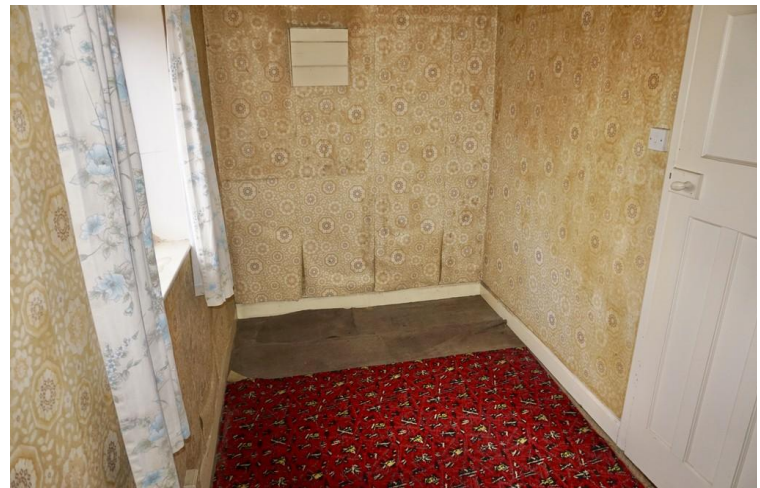
OUTSIDE The property is situated on a corner plot and the gardens are mainly laid to lawn with a garden storage shed and base for a greenhouse. There is no off-road parking for this property.

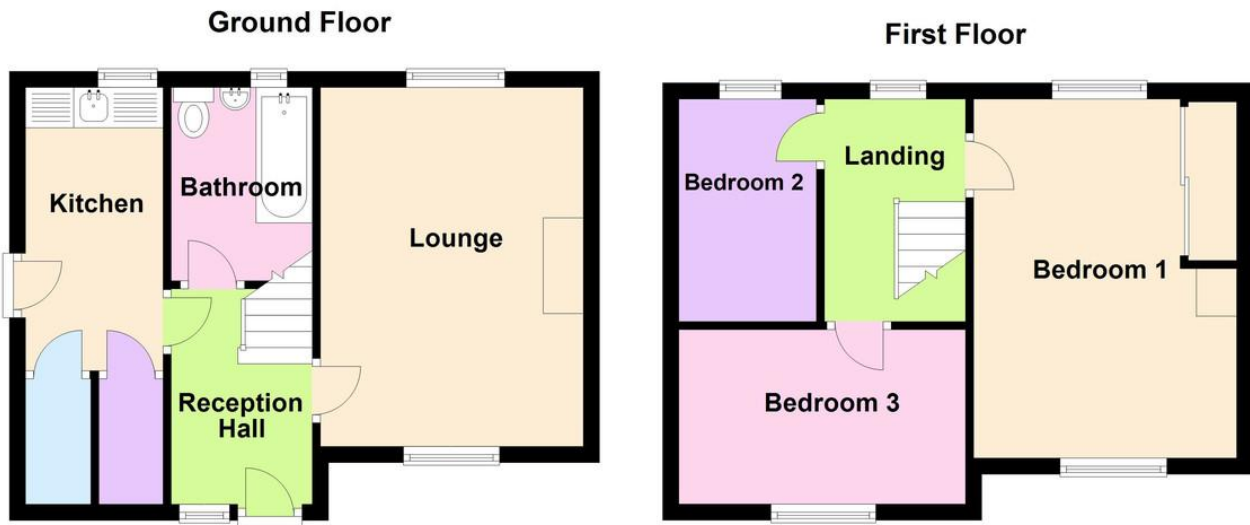
OUTGOINGS - The property is situated within the East Lindsey District Council and we are advised is in Property Band B.

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.



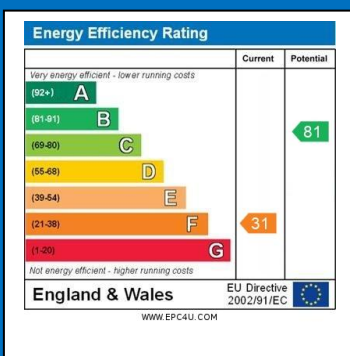


Floor plans are to show layout only and are not drawn to scale

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.



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.