



*'Conifers', High Lane,
Mareham On The Hill, LN9 6PQ
Asking Price Of £475,000*



- Spacious Rural Residence
- Stunning End of Village Location
- Outstanding, Far Reaching Views
- 3 Reception Rooms
- 3 Bedrooms
- Offers Potential, No Onward Chain

Walters offer to the market this extremely rare opportunity to purchase this spacious detached three bedroom family residence with ample scope for extending (subject to PP) and updating, enjoying large gardens and commanding some outstanding views over the adjoining farmland towards the market town of Horncastle and beyond the Cathedral City of Lincoln, which can be seen on a clear day. The property has the benefit of being brought to the market with no upward chain.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

www.waltersstateagents.co.uk





The property has uPVC sealed double glazed windows throughout and briefly comprises the following:

ENTRANCE CONSERVATORY 11' 8" x 9' 0" (3.56m x 2.74m) Being part-brick with uPVC sealed double glazed windows and double doors with door to:

RECEPTION HALL 13' 4" x 10' 0" (4.06m x 3.05m) Having staircase to the first floor with under stairs storage cupboard. Telephone point, glazed door to:

LOUNGE 23' 2" x 12' 0" (7.06m x 3.66m) Having feature open fireplace and hearth, dado rail, picture rail, wall lights and TV aerial point.

DINING ROOM 11' 3" x 10' 2" (3.43m x 3.1m) With dado rail.

BEDROOM THREE 10' 2" x 9' 2" (3.1m x 2.79m) With TV aerial lead.

KITCHEN 11' 4" x 11' 2" (3.45m x 3.4m) Having stainless steel double drainer sink unit and range of base cupboards and drawers under worktops with wall cupboards over. TV aerial lead, cast iron multi-fuel burner which heats the domestic hot water.

FRONT ENTRANCE HALL With CLOAKROOM off having low level WC, corner hand basin and part-tiled walls.

FIRST FLOOR LANDING With built-in storage cupboard and built-in airing cupboard housing the pre-lagged hot water tank with immersion heater fitted.

BEDROOM ONE 15' 4" x 12' 0" (4.67m x 3.66m) Having part-sloping ceiling and stunning views over the adjoining farmland. Telephone point.

BEDROOM TWO 15' 4" x 10' 4" (4.67m x 3.15m) Having part-sloping ceiling and stunning views to the front over adjoining farmland.

BATHROOM Having panelled bath, corner shower cubicle with electric shower unit, pedestal hand basin and low level WC. Part-tiled walls.

OUTSIDE - ATTACHED GARAGE 20' 4" x 9' 0" (6.2m x 2.74m) Having double wooden doors and with power and light connected with door to further GARAGE and door to:

OFFICE 8' 5" x 8' 5" (2.57m x 2.57m) With door to the rear garden.

GARAGE TWO 19' 8" x 11' 6" (5.99m x 3.51m) With double wooden doors, power and light and access to:

STORE ROOM/WORKSHOP 11' 6" x 6' 8" (3.51m x 2.03m) Behind the garage with uPVC double doors to the side garden.

THE GARDENS The property is approached over a concrete driveway with ample car-parking space. The gardens are mainly laid to lawn and also has a timber and felt garden STORE SHED included in the sale.

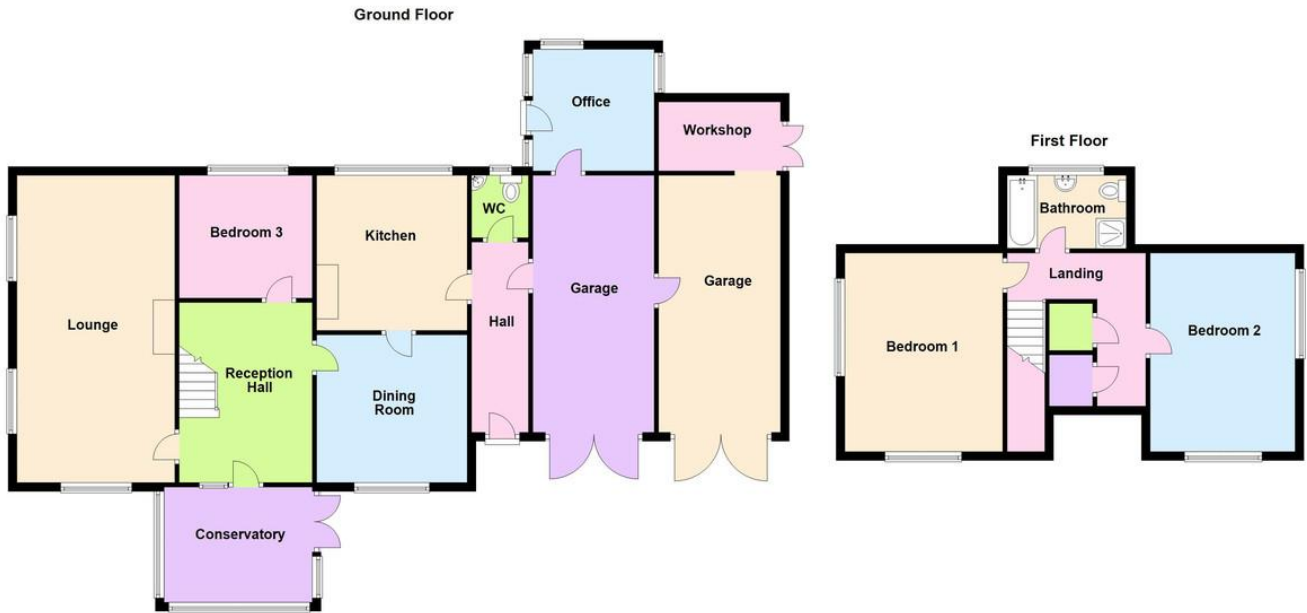
OUTGOINGS - The property is situated within the East Lindsey District Council and we are advised is in Property Band D.

POSSESSION - Vacant possession will be given on completion.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	10	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			