



*2 Deers Cottages,  
Thimbleby, LN9 5RH  
Asking Price Of £149,950*



- Mid-Terrace House, One of Three
- Lovely Semi-Rural Location
- Fabulous Rural Views to the Front
- 2 Reception Rooms, Kitchen
- 2 Bedrooms, Bathroom
- Gardens, Off-Road Parking

Brought to the market with no UPWARD CHAIN, is this mid-terrace house, being one of three, having good sized accommodation which lends itself to some reconfiguration. The property has external uPVC sealed double glazed windows throughout with partial central heating and has a south facing rear garden, off road parking to the front for one vehicle and enjoys some lovely rural views over the adjoining farmland.



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

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ENTRANCE PORCH Being uPVC sealed double glazed with entrance door and tiled flooring and uPVC sealed double glazed door to the:

LOUNGE 15' 0" x 13' 7" (4.57m x 4.14m) Having feature stone fireplace and hearth housing the cast iron multi-fuel burner heating the domestic hot water and central heating system with matching side TV/DVD plinth, under stairs storage cupboard, telephone point and TV aerial lead.

SMALL INNER HALL With staircase to the first floor and access to:

KITCHEN 13' 5" x 7' 9" (4.09m x 2.36m) Having 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Free standing electric double oven and grill with four ring ceramic hob with extractor fan and light over, space and plumbing for washing machine, space for fridge under worktops, part-tiled walls, radiator and access to:

GARDEN ROOM/DINING ROOM 13' 3" x 8' 8" (4.04m x

2.64m) With radiator and uPVC sealed double glazed double doors to the rear garden.

FIRST FLOOR SMALL LANDING With access to the roof void.

BEDROOM ONE 15' 2" x 7' 9" (4.62m x 2.36m) (Max) Having radiator and built-in airing cupboard housing the hot water tank with jacket and immersion heater fitted.

BEDROOM TWO 11' 0" x 5' 5" (3.35m x 1.65m) (Average) With radiator.

BATHROOM 13' 5" x 8' 0" (4.09m x 2.44m) Having panelled bath, corner tiled shower cubicle with electric shower unit, pedestal hand basin and low level WC. Part-sloping ceiling, radiator and heated towel rail.

OUTSIDE Set within the rear garden is a:

BREEZE BLOCK GARDEN WORKSHOP 7' 8" x 7' 2" (2.34m x 2.18m)

THE GARDENS To the front is a small lawn garden and patio area, footpath and parking for one vehicle. To the rear, which is fully enclosed, there is a patio area and footpaths, gravel garden for ease of maintenance flanked by flower and shrub beds and an outside cold water tap.

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

POSSESSION - Vacant possession will be given on completion and subject to Probate being granted.

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.



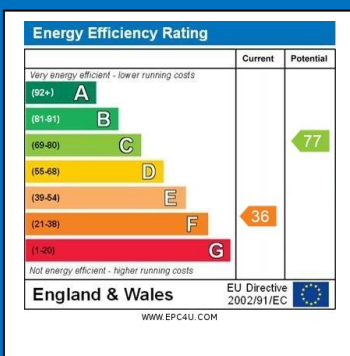


Floor plans are to show layout only and are not drawn to scale.

**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.