



***5 Hazelnut Close,
Mareham-le-Fen, PE22 7QX
Asking Price Of £280,000***



- Attractive Link-Detached Home
- Immaculately Presented Throughout
- Cosy Lounge with Log Burner
- Beautifully Appointed Kitchen
- Established & Colourful Gardens
- uPVC Units, Oil Central Heating

Walters are delighted to offer to the market this immaculately presented and maintained, link-detached, three bedroom home set within delightful and well stocked, colourful gardens with SUMMER HOUSE and garage with off-road parking. The property has uPVC units throughout and a new central heating system fitted in 2019. Situated in a quiet cul-de-sac location in the centre of this much sought after village. The Agent recommends a viewing on this property.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

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ENCLOSED ENTRANCE PORCH With tiled floor and door to: RECEPTION HALL Having staircase to the first floor, radiator, telephone point and laminate flooring.

CLOAKROOM Having low level WC, vanity hand basin with cupboard under, radiator and laminate flooring.

LOUNGE 16' 3" x 12' 8" (4.95m x 3.86m) Having feature fireplace and hearth with mantle over, housing the cast iron log burner, side shelved recess, TV aerial point, radiator and wall lights.

KITCHEN 13' 7" x 9' 6" (4.14m x 2.9m) Having in-set sink unit with antique style mixer taps and range of base cupboards and drawers under worktops with wall cupboards over with concealed lights. Leisure Cuisine Dual Range Cooker with three ovens one being electric fan assisted oven, one grill with five ring Calor Gas hob and warming plate with extractor fan and light over, recess and space for American style fridge/freezer (available by separate negotiation), built-in Zanussi washer/dryer. Integral dishwasher, small breakfast bar with cupboards, microwave over (included), radiator, tiled flooring, skirting lights and open archway to:

DINING AREA 11' 8" x 9' 7" (3.56m x 2.92m) Having tiled flooring, radiator, door to lounge and uPVC sealed double glazed

sliding patio doors to the rear garden.

FIRST FLOOR LANDING With access to the roof void.

BEDROOM ONE 13' 4" x 12' 9" (4.06m x 3.89m) Having radiator, built-in double wardrobe with double cupboard over, free standing wardrobe with drawers under, TV aerial point.

BEDROOM TWO 13' 4" x 13' 1" (4.06m x 3.99m) Having radiator, TV aerial point and free standing wardrobe with drawers under.

BEDROOM THREE 8' 1" x 7' 8" (2.46m x 2.34m) With radiator, TV aerial point and fitted double wardrobe with sliding doors.

BATHROOM 8' 0" x 7' 0" (2.44m x 2.13m) (Max) Having free standing bath with mixer taps and shower attachment, tiled corner shower cubicle with waterfall shower head, vanity hand basin with double cupboard under and low level WC. Part-tiled walls, radiator and extractor fan.

OUTSIDE - GARAGE 18' 0" x 11' 5" (5.49m x 3.48m) Having up-and-over door and rear personal door, oil fired combination boiler, power and light connected. Fronting the garage is a small COVERED AREA with outside cold water tap.

THE GARDENS The property is approached over a concrete driveway with footpaths and small lawn with further gravelled car-parking area. Gated access leads to the side and rear gardens which are laid to lawn with well stocked and colourful flower and shrub beds, fruit trees, slabbed patio area with arched bamboo over, timber and felt garden STORE SHED, timber and felt LOG STORE/GARDEN STORE.

TIMBER AND FELT SUMMER HOUSE 12' 8" x 9' 4" (3.86m x 2.84m) Having sealed double glazed windows and double doors, power connected and a small gravelled patio area to the side. There is outside lighting to the property.

OUTGOINGS - The property is situated within the East Lindsey District Council and we understand 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 and roller blinds where fitted.

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.

