

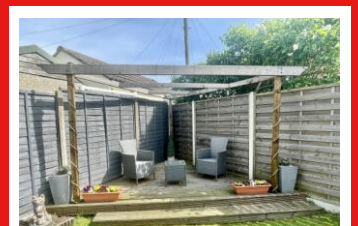


***35 Thornton Crescent,
Horncastle, LN9 6JP
Asking Price Of £250,000***



- Well Presented Detached Bungalow
- Immaculate Condition
- 3 Bedrooms
- Sought After Location
- Garage, Convenient Sized Gardens
- Gas CH. uPVC Units Throughout

We are pleased to place on the market this well presented and maintained detached modern bungalow, situated within this popular residential area, towards the outside of the market town of Horncastle. The property has gas fired central heating together with uPVC units throughout, set in good sized gardens, ideal family home or for retirement.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

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SIDE ENTRANCE HALL With radiator, access to kitchen, bedroom three/dining room, and to the lounge.

LOUNGE 17' 9" x 12' 0" (5.41m x 3.66m) Having views over the front garden, two radiators, TV and telephone points and cast iron wood burning stove on a hearth.

KITCHEN 10' 3" x 9' 2" (3.12m x 2.79m) 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 cooker with oven and grill and four ring hob with extractor fan and light over, space and plumbing for washing machine, space and vent for tumble dryer, part-tiled walls, radiator and gas fired wall mounted combination boiler.



BEDROOM THREE 9' 2" x 8' 9" (2.79m x 2.67m) At present used as a Dining Room, radiator and views over the front garden.

INNER HALLWAY With access to the roof void, built-in shelved airing cupboard and Dry Master ceiling unit.

BEDROOM ONE 12' 4" x 12' 3" (3.76m x 3.73m) (Max)
Having radiator, TV aerial point and views over the front garden.

BEDROOM TWO 12' 4" x 10' 6" (3.76m x 3.2m) (Max)
Having radiator and views over the rear garden.

BATHROOM 6' 8" x 5' 3" (2.03m x 1.6m) Having enclosed bath with shower over with waterfall shower head and separate shower head and side splash screen, pedestal hand basin and low level WC. Part-tiled walls, heated towel rail and extractor fan.

OUTSIDE - SINGLE GARAGE 15' 3" x 9' 2" (4.65m x 2.79m) With up-and-over door.

THE GARDENS The property is situated on a convenient sized plot with driveway providing ample parking space leading to the garage. To the front are lawn gardens. To the rear, which is private, is a timber decking patio area and further slabbed patio area, beyond which are lawn gardens. Behind the garage is a GARDEN SHED and to the corner is a further raised timber decking area.

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

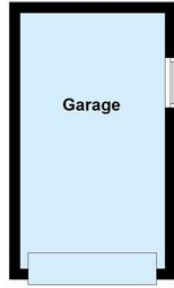
POSSESSION - Vacant possession will be given on completion.

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 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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		