

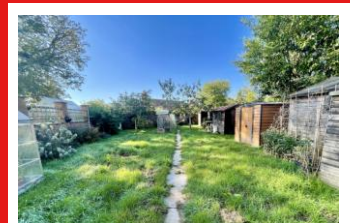
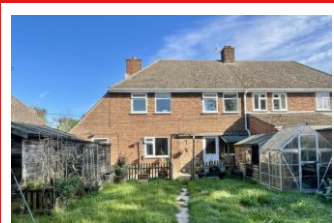


***2 Kirk Close,
West Ashby, LN9 5PX
Asking Price Of £220,000***



- Spacious Semi-Detached House
- Private 'no through road' Position
- Ample Room to Extend (if required)
- 3 Bedrooms, Bathroom
- Generous Rear Garden, Parking
- Oil Central Heating, uPVC Units

2 Kirk Close is a spacious three bedroom semi-detached property with the scope for extension to the rear if required and subject to PP. Set in good sized gardens with a variety of outbuildings and situated on a private road with car-parking fronting the property. There are rural views from the first floor of the house and the market town of Horncastle is within a two mile drive.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

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RECEPTION HALL With staircase to the first floor, radiator, telephone point.

LOUNGE 16' 3" x 10' 9" (4.95m x 3.28m) Having feature brick open fireplace and hearth, radiator, recessed wall shelving, telephone point. Open access to:

DINING AREA 10' 9" x 9' 2" (3.28m x 2.79m) With radiator and uPVC sealed double glazed door to the rear patio and garden.

BREAKFAST AREA 11' 7" x 6' 1" (3.53m x 1.85m) Having a breakfast bar with radiator and door to shelved under stairs cupboard.



KITCHEN 11' 4" x 7' 6" (3.45m x 2.29m) Having stainless steel 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 oven and grill with four ring ceramic hob with extractor fan and light over, space for fridge, part-tiled walls, tiled floor, radiator and uPVC sealed double glazed side entrance door.

UTILITY ROOM 7' 8" x 5' 7" (2.34m x 1.7m) Having space and plumbing for washing machine and wall mounted oil fired boiler.

FIRST FLOOR LANDING

BEDROOM ONE 13' 0" x 10' 9" (3.96m x 3.28m) With radiator and cupboard housing the pre-lagged hot water tank with immersion heater fitted.

BEDROOM TWO 13' 9" x 8' 3" (4.19m x 2.51m) (Plus access) With radiator and built-in double wardrobe with cupboards over.

BEDROOM THREE 10' 6" x 8' 8" (3.2m x 2.64m) (Max) Having radiator, fitted double wardrobe and access to the roof void.

BATHROOM 8' 4" x 6' 0" (2.54m x 1.83m) (Max) Having a P-shaped panelled bath with electric shower over and side screen, pedestal hand basin, part-tiled walls, radiator and extractor fan. SEPARATE WC with low level cistern.

OUTSIDE The property is approached to the front over a concrete driveway with parking space laid out to the front. Gated access to the side leading to the rear garden which has a patio area and beyond are mainly lawn gardens with mature and established shrubs and several trees.

TIMBER & FELT WORKSHOP 11' 9" x 9' 9" (3.58m x 2.97m) Power and light connected. LEAN-TO SIDE SHED with power connected.

STORE SHED 8' 0" x 6' 0" (2.44m x 1.83m) Power and light connected. Within the gardens are three further STORE SHEDS and two GREENHOUSES.

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.



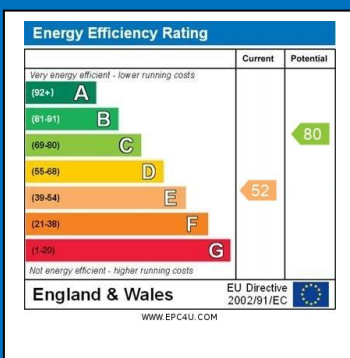


Floor plans are to show layout only and not drawn to scale.

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.