



***47 Lincoln Road,  
Horncastle, LN9 5AW  
Asking Price Of £139,000***



- Spacious Semi-Detached House
- Good Sized Breakfast Kitchen
- 3 Bedrooms. Bathroom
- South Facing Rear Garden
- Off Road Parking at Front
- NO UPWARD CHAIN

Situated towards the outskirts of the town on the main Lincoln to Skegness bus route, is this spacious semi-detached three bedroom house having gas fired central heating and uPVC sealed units throughout. The property is set within good sized gardens with the benefit of OFF-ROAD PARKING to the front and is offered to the market with NO UPWARD CHAIN



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

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**ENTRANCE HALL** With radiator, tiled floor and staircase to the first floor.

**LOUNGE** 13' 9" x 12' 9" (4.19m x 3.89m) (Average) Having feature open fireplace and hearth, double radiator, laminate flooring, TV point, wall lights and open access to:

**DINING AREA** 8' 6" x 6' 8" (2.59m x 2.03m) Having laminate flooring, radiator and uPVC sealed double glazed double doors to the rear garden.



**BREAKFAST KITCHEN** 13' 8" x 11' 7" (4.17m x 3.53m) Having stainless steel single drainer sink unit with range of base cupboards and drawers under worktops with wall cupboards over. Built-in electric fan assisted oven and grill with five ring gas hob with extractor fan and light over, breakfast bar, radiator, space for fridge, TV and telephone points, tiled flooring, ceiling lights and under stairs **PANTRY CUPBOARD**.

**UTILITY ROOM** 6' 8" x 6' 4" (2.03m x 1.93m) Having worktops with space under for white goods, tiled flooring,

gas fired wall mounted combination boiler, uPVC sealed double glazed rear entrance door.

**BATHROOM** 7' 6" x 6' 7" (2.29m x 2.01m) Having panelled corner bath with shower mixer taps, pedestal hand basin and low level WC. Fully tiled walls, heated towel rail, in-set ceiling lights, fitted shelved storage cupboard.

**FIRST FLOOR SMALL LANDING** off which are:

**BEDROOM ONE** 14' 0" x 11' 8" (4.27m x 3.56m) With radiator and TV point.

**BEDROOM TWO** 10' 7" x 9' 9" (3.23m x 2.97m) Being L-shaped with radiator, TV point and built-in storage cupboard.

**BEDROOM THREE** 13' x 5' 9" (3.96m x 1.75m) With radiator, TV point and access to the roof void.

**THE GARDENS** To the front is a gravelled parking area for one vehicle. Gated access leads to the fully enclosed and good sized south facing garden with paved patio area and slightly elevated gardens beyond. There is an attached outside **STORE SHED**.

**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.





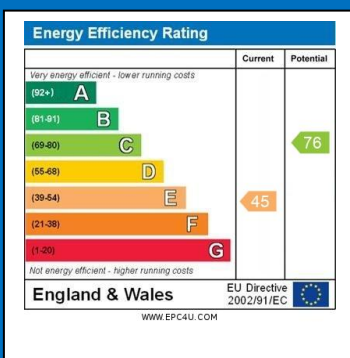


Floor plans are to show layout only and not drawn to scale.

**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.