

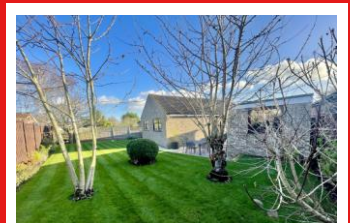
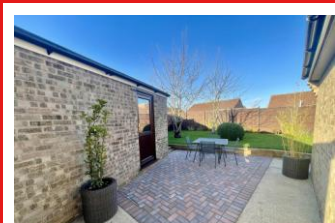
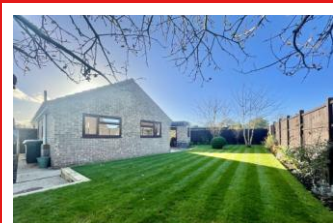


*8 Maple Close,
Horncastle, LN9 5EY
Asking Price of £239,950*



- Beautifully Presented Bungalow
- Peaceful and Spacious Cul-de-sac Location
- Hall, Lounge, Dining Kitchen
- 2 Double Bedrooms, Bathroom
- Garage, Ample Parking
- Well Maintained Garden

Walters are delighted to offer to the market, this beautifully maintained and stylishly presented detached two-bedroom bungalow, nestled in a peaceful and spacious cul-de-sac off Mark Avenue. This charming property features gas-fired central heating, uPVC windows throughout, and is set within immaculate gardens, complemented by a garage and ample parking. An internal viewing is highly recommended to truly appreciate the quality and comfort of this home.



Woodhall Spa - 01526 353185
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SIDE RECEPTION HALL With tiled flooring, radiator, built-in storage cupboard and access to the roof void.

LOUNGE 14' 7" x 10' 3" (4.44m x 3.12m) Having feature fire surround and hearth with fitted coal effect gas fire, double radiator, TV point.

DINING KITCHEN 12' 6" x 8' 7" (3.81m x 2.62m) (Plus access) Having recently been fully re-fitted with single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Built-in electric fan assisted oven and grill, four ring induction hob with extractor fan and light over, space and plumbing for washing machine, space for American style fridge/freezer, tiled flooring, radiator, side entrance door and brand new Vaillant gas fired wall mounted combination boiler.



BEDROOM ONE 12' 9" x 9' 5" (3.89m x 2.87m) With radiator.

BEDROOM TWO 10' 6" x 9' 5" (3.2m x 2.87m) With radiator.

BATHROOM 8' 1" x 5' 6" (2.46m x 1.68m) Fully re-fitted, having a P-shaped panelled bath with shower over, waterfall shower head and side screen, vanity hand basin with double cupboard under, illuminated wall mirror over, low level WC. Part-tiled walls, tiled flooring, radiator.

OUTSIDE - GARAGE 21' 4" x 8' 6" (6.5m x 2.59m) Having up-and-over and side personal door, with power and light connected.

THE GARDENS The property is approached over a concrete driveway with ample parking, gravelled front garden for ease of maintenance. Footpaths and block paved patio area lead to the good sized rear garden with raised lawn, flower and shrub beds.

OUTGOINGS - 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 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			