

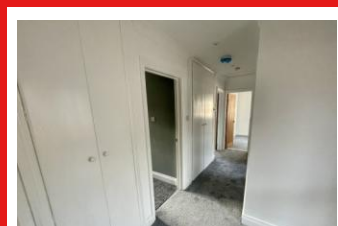


*5 Prospect Street,  
Horncastle, LN9 5BA  
Asking Price Of £235,000*



- Fully Renovated Bungalow
- Prime Town Location
- 2 Reception Rooms, Kitchen
- 2 Double Bedrooms
- Garage & Garden
- Gas Central Heating, uPVC Units

Walters offer to the market this fully renovated detached 2/3 bedroom bungalow, situated in a prime town location, very close to the town centre. There is a brand new central heating system, uPVC units throughout, new internal doors and carpets. The property is offered with NO FORWARD CHAIN.



Woodhall Spa - 01526 353185  
[www.waltersestateagents.co.uk](http://www.waltersestateagents.co.uk)





**SIDE ENTRANCE HALL** With uPVC sealed double glazed entrance door and side panel. Wall thermostat, built-in double cloaks cupboard, built-in single storage cupboard, smoke detector, in-set ceiling lights, access to the roof void.

**LOUNGE** 13' 6" x 12' 4" (4.11m x 3.76m) Having radiator, TV aerial point and aspect over the front garden. Door to:

**DINING ROOM** 11' 3" x 7' 9" (3.43m x 2.36m) Which could be used as a third bedroom (if required), with radiator and TV point.



**KITCHEN** 11' 9" x 9' 2" (3.58m x 2.79m) Having stainless steel single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Space for electric cooker with extractor fan and light over, space and plumbing for washing machine, gas fired wall mounted combination boiler, radiator, uPVC sealed double glazed side entrance door. In-set ceiling lights, tiled flooring and part-tiled walls.

**BEDROOM ONE** 12' 3" x 11' 6" (3.73m x 3.51m) With

radiator and views over the rear garden.

**BEDROOM TWO** 9' 8" x 8' 9" (2.95m x 2.67m) With radiator and views over the rear garden.

**BATHROOM** 5' 9" x 5' 9" (1.75m x 1.75m) Having panelled bath with electric shower over with curtain and rail, pedestal hand basin, part-tiled walls, tiled flooring, heated towel rail, extractor fan and in-set ceiling lights. SEPARATE WC with low level cistern, tiled floor.

**OUTSIDE - DETACHED GARAGE** 18' 0" x 9' 5" (5.49m x 2.87m) With double wooden doors.

**THE GARDENS** The property is approached over a concrete driveway with further gravel parking area to the front. Gated access to either side of the bungalow which leads to a fully enclosed lawn garden.

**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 newly 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.

