

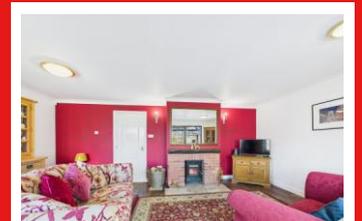


*'Briarfields', West Lane,  
Haltham, LN9 6JG  
Offers In Excess Of £325,000*



- Well Presented Detached Bungalow
- Lounge & Large Conservatory Off
- 3 Bedrooms (1 En-suite)
- Attractive & Private Gardens
- Oil Central Heating. uPVC Units
- Peaceful Village Location

Briarfields is an attractive and well presented detached three bedroom bungalow, situated along West Lane in a very peaceful and quiet location, set within delightful, colourful and private gardens with ample off-road parking. The property has oil fired central heating together with uPVC units throughout and an internal inspection is strongly recommended by the selling Agent.



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

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**RECEPTION HALL** Approached through a uPVC sealed double glazed entrance door, built-in double cloaks cupboard, built-in airing cupboard housing the hot water tank, wood effect flooring, radiator, door to the garage and access to the roof void.

**LOUNGE** 18' 11" x 13' 4" (5.77m x 4.06m) Having exposed brick fireplace with stone hearth and wood mantle over, housing the cast iron log burning stove, double and single radiators, wood effect flooring, TV point, wall lights and uPVC sealed double glazed sliding door to:

**CONSERVATORY** 11' 1" x 10' 3" (3.38m x 3.12m) Being part-brick with uPVC sealed double glazed windows and patio door to the side garden, pitched roof, double radiator, and wood effect flooring.

**BREAKFAST KITCHEN** 15' 4" x 10' 1" (4.67m x 3.07m) Having 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboard over and concealed lights. Built-in electric double oven and grill with four ring ceramic hob with extractor fan and light over, integral fridge, space under worktops for a freezer, part-tiled walls. Double radiator and small breakfast bar.

**UTILITY ROOM** 9' 11" x 7' 0" (3.02m x 2.13m) Having a Belfast sink with mixer taps with cupboard and drawer under worktop,

double wall cupboard over, space and plumbing for washing machine, radiator. Extractor fan and uPVC sealed double glazed rear entrance door.

**CLOAKROOM** Having low level WC, hand wash basin, tile effect flooring, ceiling light.

**BEDROOM ONE** 14' 0" x 10' 2" (4.27m x 3.1m) Having fitted range of wardrobes with wall cupboards, bedside three drawer units with display shelving over, in-set dressing table, radiator.

**EN-SUITE SHOWER ROOM** Having tiled shower cubicle, vanity hand basin and low level WC. Part-tiled walls, tile effect flooring, radiator and extractor fan.

**BEDROOM TWO** 12' 9" x 9' 7" (3.89m x 2.92m) Having range of fitted wardrobes together with wall cupboards and bedside units with open display shelving, further range of fitted wardrobes including dressing table, radiator.

**BEDROOM THREE** 9' 2" x 9' 2" (2.79m x 2.79m) At present used as a DINING ROOM with wood effect flooring, radiator.

**BATHROOM** Having panelled Jacuzzi bath, tiled shower cubicle, vanity hand basin with cupboard under and low level WC. Tile effect flooring, part-tiled walls, radiator and extractor fan.

**OUTSIDE - GARAGE** 15' 10" x 9' 11" (4.83m x 3.02m) Having electric up-and-over door, power and light connected, door to reception hall and also housing the oil fired wall mounted boiler.

**THE GARDENS** The property is approached from the front through open gateway with brick columns to entrance and over a driveway which provides ample parking space. Good sized lawn front garden with range of established flowers, shrubs and trees, the boundaries contained by a low brick wall. Gated access to either side leads to the side and rear garden where there is an array of flowers and shrubs throughout with paved paths leading to a patio seating area. Timber garden store and slate chipping area, timber and wire cover contains the side garden, perfect for pet security.

**OUTGOINGS** - The property is situated within the East Lindsey District Council and we are advised is in Property Band D.

**POSSESSION** - Vacant possession will be given on completion.

**FIXTURES AND FITTINGS** - All those detailed are included in the sale as are the fitted carpets.



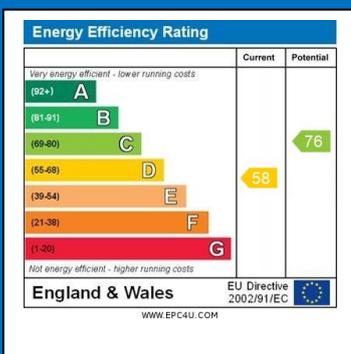


Floor plans are to show layout only and not drawn to scale.

**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.