



**16 College Close,  
Horncastle, LN9 6BY  
Asking Price Of £110,000**



- Mid-terrace House
- Ideal First Time Buyer Home
- Hall, Living Dining Kitchen
- Bathroom, First Floor Bedroom
- Car-Parking to the Front
- Rear Garden & Patio

Ideal First-Time Buy or Investment Opportunity – No Upward Chain. Located in a highly sought-after area of the town, this well-presented one-bedroom mid-terrace house is offered to the market with no upward chain. The property benefits from gas-fired central heating and uPVC double glazed windows throughout, offering comfortable and energy-efficient living. An excellent opportunity for first-time buyers or investors alike – early viewing is highly recommended.



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





**ENTRANCE HALL** Approached through a uPVC sealed double glazed entrance door with Oak flooring and built-in cupboard housing the gas fired wall mounted combination boiler.

**BATHROOM** 7' 2" x 5' 3" (2.18m x 1.6m) Having panelled bath with mixer taps and electric shower over with side screen, pedestal hand basin and low level WC. Part-tiled walls, heated towel rail, extractor fan, illuminated wall mirror.

**OPEN PLAN LOUNGE/KITCHEN** 20' 9" x 10' 8" (6.32m x 3.25m) Having stainless steel single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over with concealed lights. Hotpoint free-standing electric double oven and grill with four ring ceramic hob with extractor fan and light over, space and plumbing for washing machine, part-tiled walls. Radiator, TV and telephone points, wall lights, uPVC sealed double glazed double doors to the rear garden, Oak flooring and open tread staircase to the first floor gallery bedroom.



FIRST FLOOR GALLERY BEDROOM 10' 8" x 9' 8" (3.25m x 2.95m) Having radiator, fitted carpets and wall lights.

THE GARDENS To the front is an outside attached store shed, together with gravelled driveway providing ample parking space. To the rear is a fully enclosed lawn garden, together with patio area and garden shed.

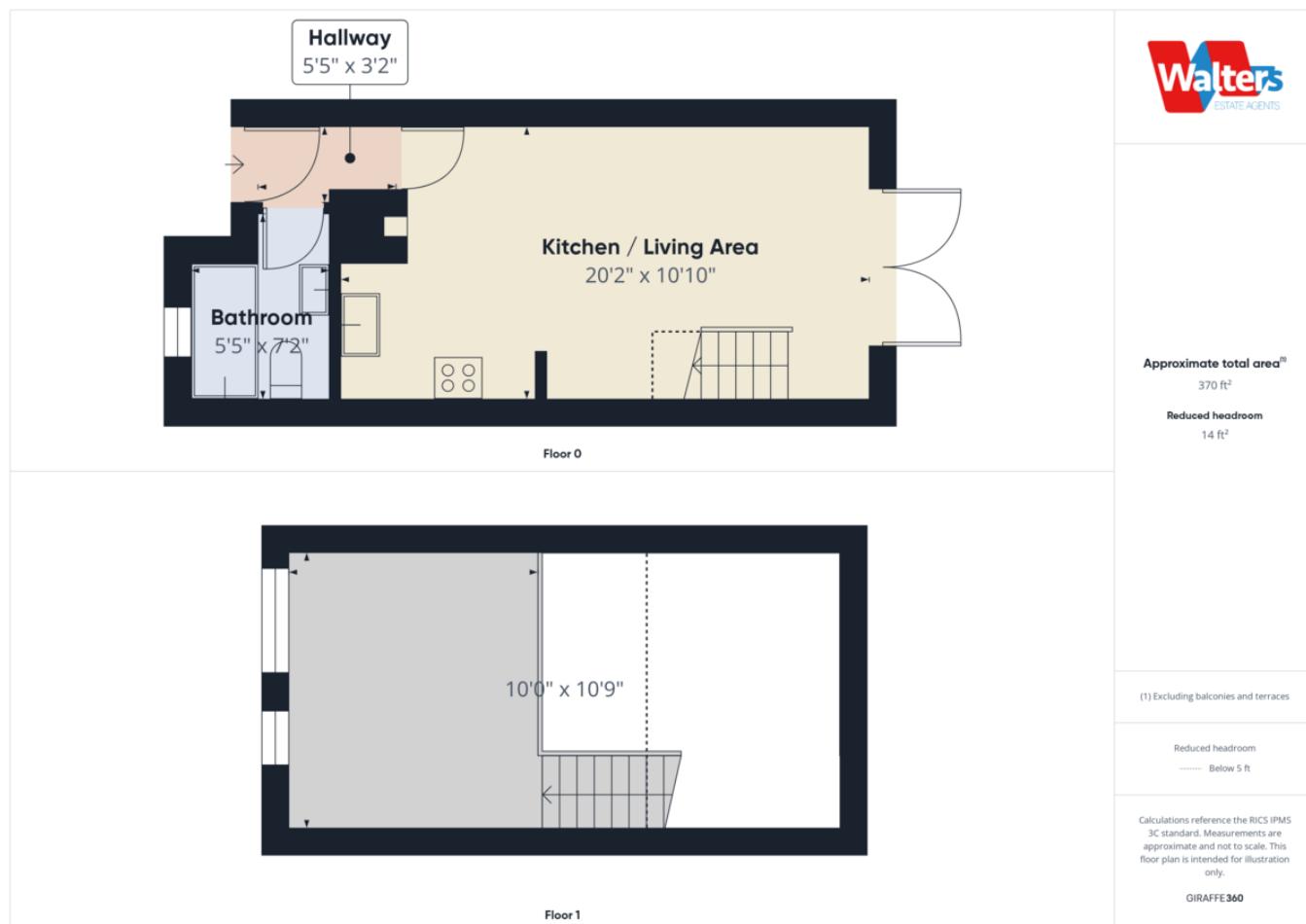
OUTGOINGS - The property is situated within the East Lindsey District Council and we are advised is in Property Band A.

POSSESSION - Vacant possession will be given on completion.

FIXTURES AND FITTINGS - All those detailed are included in the sale.

VIEWING - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters.



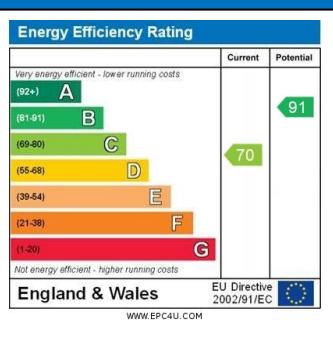


Floor plans are to show layout only and not drawn to scale.

**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.