

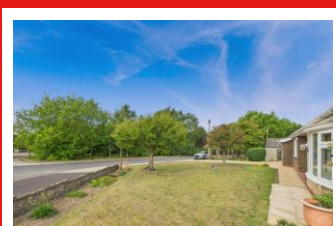


*'Gippeswyk', Hemingby Lane,
Horncastle, LN9 5PN
Offers in the Region of £279,950*



- Immaculately Maintained Bungalow
- Large Corner Plot
- 3 Reception Rooms
- 3 Bedrooms, Bathroom
- Good Sized Gardens, Garage
- NO UPWARD CHAIN

Walters are delighted to offer to the market this immaculately maintained detached bungalow, offered with no upward chain. Recently re-roofed in 2024, the property also presents excellent potential for internal reconfiguration - offering the opportunity to incorporate the garage into the main accommodation to create an additional bedroom with en-suite, or to extend to the rear, where there is a generous garden. A fantastic opportunity for buyers looking to personalise a well-kept home in a desirable location.



Woodhall Spa - 01526 353185
www.waltersestateagents.co.uk





The accommodation has uPVC sealed double glazed units throughout together with gas fired central heating and briefly comprises:

ENCLOSED ENTRANCE PORCH Approached through double uPVC sealed double glazed doors and glazed door to:

RECEPTION HALL Having radiator, controls for central heating and hot water, door chimes, built-in cloaks cupboard, built-in shelved airing cupboard, door to the garage and access to the roof void.

LOUNGE 16' 0" x 12' 6" (4.88m x 3.81m) Having feature fire surround and tiled hearth with fitted gas fire, radiator, TV and telephone points, wall and matching centre lights, open archway to:

DINING AREA 9' 2" x 8' 4" (2.79m x 2.54m) Having radiator, wall light and extending centre light, door to the kitchen and uPVC sealed double glazed sliding patio doors to:

SUN LOUNGE 8' 1" x 7' 5" (2.46m x 2.26m) With tiled floor and radiator.

BREAKFAST KITCHEN 17' 5" x 9' 6" (5.31m x 2.9m) Having stainless steel single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards

over. Built-in fan assisted oven and grill with space for microwave oven over, four ring gas hob with extractor fan and light over, space for fridge, radiator, electric night storage heater. Part-tiled walls, TV point, walk-in shelved PANTRY cupboard, also having plumbing for washing machine and gas fired wall mounted combination boiler.

SIDE ENTRANCE HALL With CLOAKROOM off, with low level WC, vanity hand basin, extractor fan and fully tiled walls.

REAR ENTRANCE PORCH Being uPVC sealed double glazed with door to the rear garden, tiled floor.

BEDROOM ONE 12' 6" x 10' 6" (3.81m x 3.2m) Having fitted range of bedroom furniture including wardrobes, wall cupboards, bed side units and dressing table. Radiator.

BEDROOM TWO 11' 5" x 8' 9" (3.48m x 2.67m) Having built-in range of wardrobes and drawers with matching dressing table, wall mirror and radiator.

BEDROOM THREE 11' 1" x 7' 4" (3.38m x 2.24m) With radiator.

BATHROOM 9' 0" x 8' 9" (2.74m x 2.67m) Having fully tiled walls and floor with panelled bath, shower cubicle with electric shower unit, vanity hand basin and low level WC. Heated towel rail, wall medicine cabinet, extractor fan and shaver point.

GARAGE 17' 9" x 10' 0" (5.41m x 3.05m) Electric door, power & light, fitted storage units, cold water tap. Excellent scope for conversion to a bedroom with en-suite or extra living space.

THE GARDENS Positioned on a large corner plot, with driveway parking and lawn to the front. Gated access to rear garden featuring a spacious patio, raised flower beds, two timber sheds, and an aluminium framed greenhouse.

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.





Floor plans are to show layout only and are 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.

