



6 Saxon Way,
Horncastle, LN9 6PR
Asking Price Of £169,950



- Semi-Detached House
- Sought After Residential Location
- L-Shaped Lounge/Diner
- 3 Bedrooms
- Garage & Convenient Sized Gardens
- Gas Central Heating & uPVC Units

Situated in the corner of this quiet cul-de-sac location within this popular residential area, is this three bedroom semi-detached family house, having the benefit of uPVC sealed double glazed windows and doors together with gas fired central heating. Set within convenient sized gardens with rural views to the rear and has the added benefit of a garage.



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ENTRANCE HALL Having radiator, laminate flooring.

CLOAKROOM With low level WC, hand basin with tiled splashbacks, tiled floor and radiator.

LOUNGE / DINER 23' 5" x 16' 2" (7.14m x 4.93m) (Maximum measurements) being L-shaped and having laminate flooring, two radiators, dado rail, TV and telephone points, wall thermostat, staircase to the first floor. Open access to:



KITCHEN 9' 4" x 8' 4" (2.84m x 2.54m) Having stainless steel 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with matching wall cupboards over with concealed lighting. New World dual range cooker with stainless steel splashback and extractor fan and light over, space and plumbing for washing machine, space for fridge/freezer, part-tiled walls and tiled floor.

FIRST FLOOR LANDING Having built-in cylinder airing cupboard with immersion heater fitted and access to the roof

void.

BEDROOM ONE 11' 3" x 9' 5" (3.43m x 2.87m) With radiator and having views over the rear garden and farmland beyond.

BEDROOM TWO 12' 2" x 8' 8" (3.71m x 2.64m) With radiator.

BEDROOM THREE 8' 6" x 7' 3" (2.59m x 2.21m) With radiator.

BATHROOM 6' 3" x 5' 6" (1.91m x 1.68m) Having panelled bath, electric shower over with curtain and rail, pedestal hand basin and low level WC. Fully tiled walls and floor, heated towel rail.

GARAGE 16' 0" x 9' 0" (4.88m x 2.74m) Having up-and-over door and side personal door. Power and light connected.

GARDEN The property is approached over a block paved driveway leading to the garage providing car-parking space and footpaths with lawns to either side. To the fully enclosed rear of the property is a slabbed patio area and timber decking area, lawns, raised flower beds and rural views beyond over the farmland.

OUTGOINGS - The property is situated within the East Lindsey District Council and is in Property Band B.

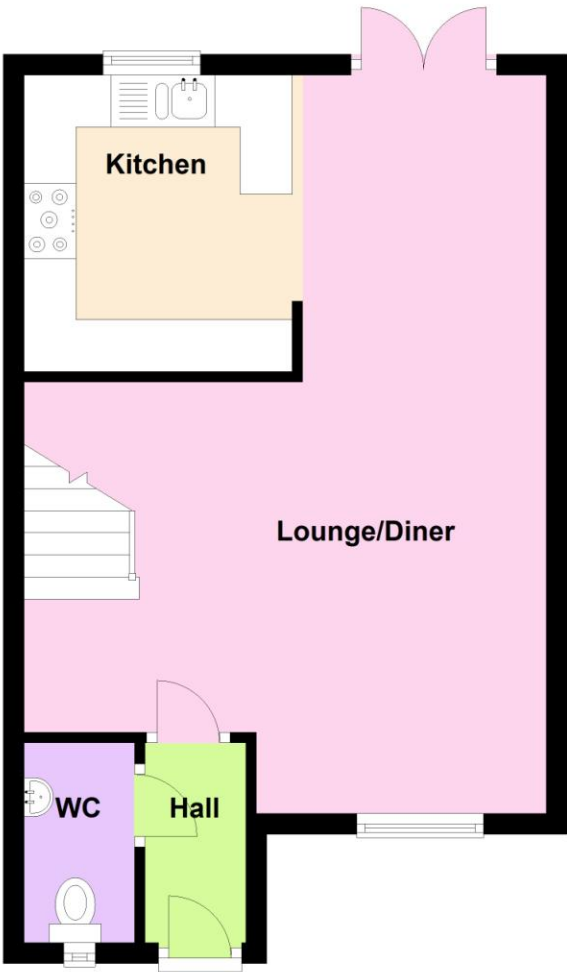
POSSESSION - Vacant possession will be given on completion.

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

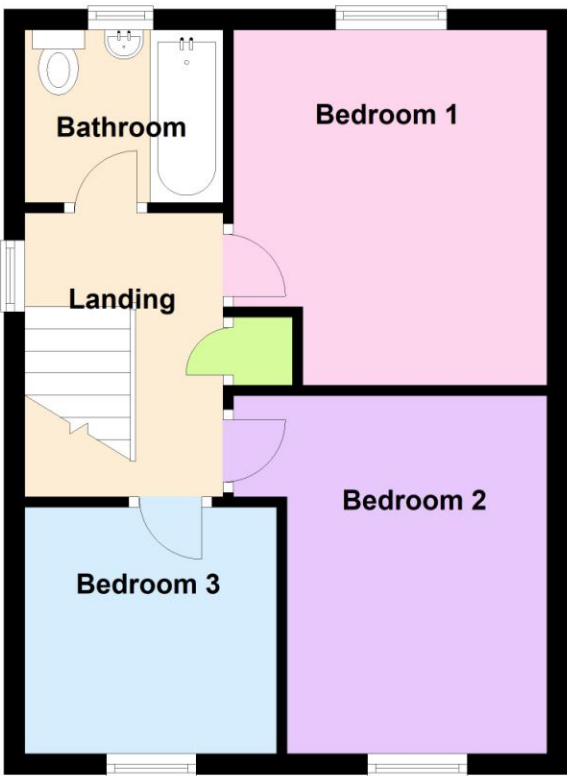
VIEWINGS - Strictly and only by prior appointment to be made through the Sole Selling Agents - Walters.



Ground Floor



First Floor



Floor plans are for layout purposes only and are not shown 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.

