CHOICE PROPERTIES

Estate Agents

32 Winceby Gardens, Horncastle, LN9 6PJ

Price £180,000



NO ONWARD CHAIN Choice Properties are delighted to present this immaculate three bedroom semi-detached house, occupying a pleasant and quiet residential position in the sought after market town of Horncastle, a 15 minute walk from the town centre. This impressive property offers generously proportioned rooms throughout as well as well kept gardens and ample off road parking along side a well kept garden and driveway, this is not one to be missed! Early viewing is advised to appreciate this superb home!

With the added benefit of gas central heating and uPVC double glazing, this light and bright internal accommodation comprises:

Entrance
3'3"x5'1"
Composite front entrance door.

W.C
2'10"x5'0"
WC with dual flush button, hand wash basin with mixer tap. Wall mounted consumer unit.

Living Room
14'5"x11'7"
Light and airy reception room with dual aspect windows. TV aerial point. Telephone point. Wall mounted 'Honeywell' thermostat controls.

Storage Room
3'8"x2'6"

Kitchen Diner
14'5"x9'4"
Fitted with wall and base units with work surfaces over, stainless steel sink unit and drainer with mixer tap, plumbing for a washing machine, integral oven and four ring gas hob with integrated extractor over.

Landing
5'11'x9'5"
Loft access.

Bedroom 1
8'1"x12'9"
Spacious double front facing bedroom. TV aerial point.

Bedroom 2
8'1"x11'0"
Spacious double rear facing bedroom. TV aerial point.

Bedroom 3
6'0"x7'11"
Front facing bedroom currently used as a dressing room.

Bathroom
5'11"x5'11"
Fitted with three piece bathroom suite comprising panelled bath tub with taps and mains fed shower over, dual flush wc and hand wash basin.

Garden
This modern property further benefits from a well kept garden. The garden is privately enclosed by timber fencing and is mostly laid to lawn while also benefitting from a paved patio area great for seating.

Driveway
Providing off road parking for multiple vehicles.

Garage
With up an dover door electrics and lighting.

Tenure
Freehold

Opening Hours
Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

Viewing Arrangements
Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277.

Making an Offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.
Addition charge of £49.00 (plus VAT) will be required for an ID/AML check done via Move With Us.

Council Tax Band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. 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 Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.















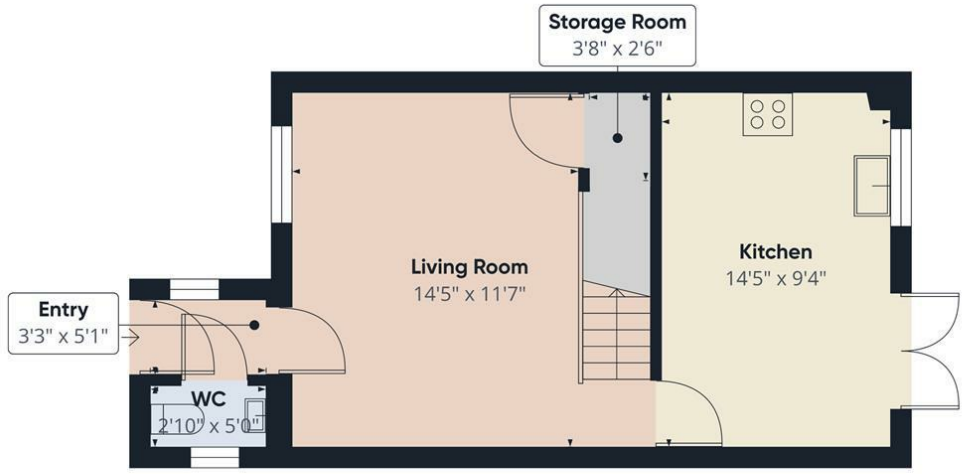




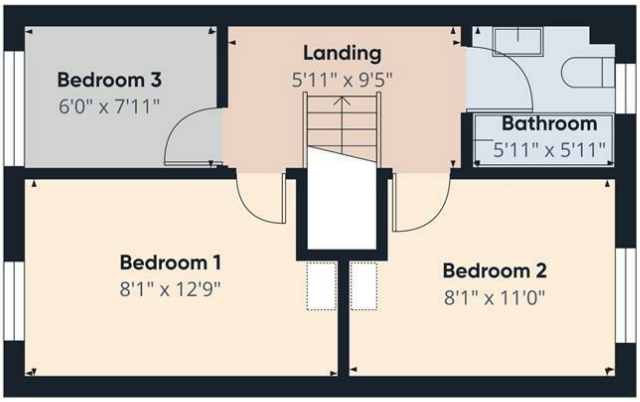






Floor 0





Floor 1

Approximate total area(1)

690 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions

As you enter Horncastle from the direction of Alford take your first left opposite the Shell Garage and follow the road take another left and 32, Winceby Gardens Horncastle, LN9 6PJ can be found on your right hand side.

