



2 bed semi-detached house to buy in LN9

Chapel Lane, Baumber, Horncastle, Lincolnshire, LN9 5NQ

£130,000 Starting Bid

 x 2  x 1  x 1

Tenure

Freehold

Allocated parking

Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms and Conditions
- ✓ Semi-detached two bedroom
- ✓ Off-road parking to front & good size enclosed rear garden
- ✓ Peaceful no-through road
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Electric
- ✓ Electric supply: Solar PV (Photovoltaic) panels
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Description

Tucked away towards the end of a peaceful no-through road, this charming semi-detached cottage enjoys a delightful view over a green area to the front and a generous rear garden backing onto grassed field, creating a wonderful sense of space and countryside living.

The well-presented accommodation is arranged over two floors and comprises of an inviting lounge featuring a cosy wood-burning stove, a fitted kitchen, hall and bathroom on the ground floor. To the first floor are two comfortable bedrooms.

Externally, the property offers off-road parking to the front, while the enclosed rear garden provides a good-sized outdoor space ideal for relaxing or entertaining.

Further benefits include double glazing, electric radiators and the added advantage of solar panels for improved energy efficiency.

ACCOMMODATION

Part glazed side entrance door through to the:

KITCHEN

3.62m x 3.18m

Having window to rear elevation, electric radiator, wood effect flooring and staircase rising to first floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer inset to work surface, cupboards, space & plumbing for automatic washing machine & slimline dishwasher under, cupboard over. Work surface return with space for electric cooker, cupboards under, cupboards over. Further work surface with appliance spaces under. Opening to the:

INNER HALL

Having understairs storage and wood effect flooring.

BATHROOM

2.15m x 1.39m

Having window to rear elevation, tiled floor with electric underfloor heating, inset ceiling spotlights, tiled walls, extractor and shaver point. Fitted with a white suite comprising: panelled bath with electric shower fitting & anti-splash screen over, WC with concealed cistern and hand basin with mixer tap on vanity unit with cupboard under.

LOUNGE

4.15m x 3.99m

Having window to front elevation, electric radiator and fireplace recess with slabbed hearth & inset wood burner.

FIRST FLOOR LANDING

Having access to roof space.

BEDROOM ONE

4.15m x 3.11m

(max) Having window to front elevation, electric radiators and built-in airing cupboard housing hot water cylinder with fitted electric immersion heater.

BEDROOM TWO

3.09m x 2.3m

Having window to rear elevation and electric radiator.

EXTERIOR

To the front of the property there is off-road parking. Double gates open on to a shared driveway leading to gated access to the:

REAR GARDEN

Having a resin courtyard with outside tap & external power point leading to a gravelled area with a large garden shed and a trellis screened log store. Pergola leading to a good size lawned garden with borders and a raised paved patio with gravelled borders to the far rear of the garden.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £130,000

Property Type: Semi-detached house

Parking: Allocated, Off Street

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric, Wood Burner

Electric: Solar PV (Photovoltaic) panels

Water: Direct mains water

Water meter: No

Sewerage: Septic Tank

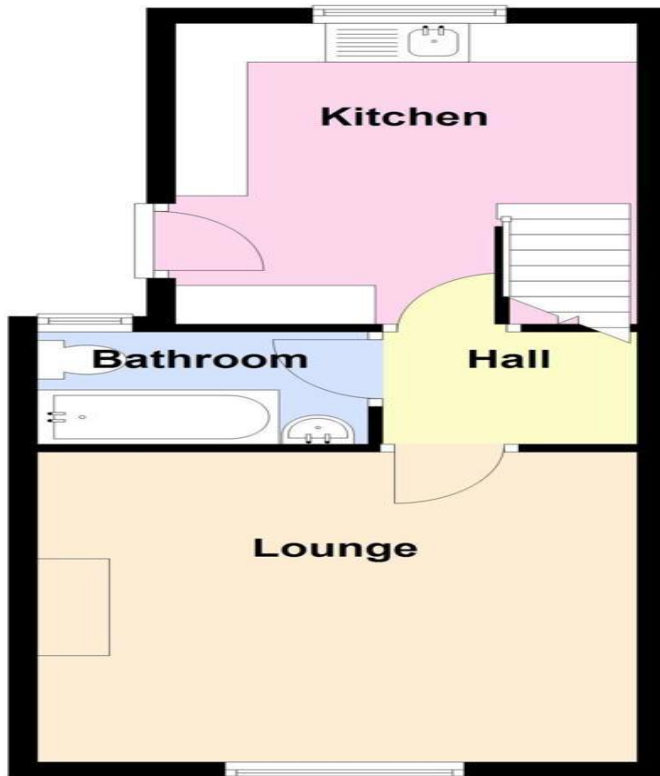
Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Ground Floor

Approx. 35.9 sq. metres (386.6 sq. feet)



First Floor

Approx. 23.1 sq. metres (249.1 sq. feet)



Total area: approx. 59.1 sq. metres (635.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Chapel Lane, Baumber, Horncastle, Lincolnshire, LN9 5NQ

Contact your local branch today for more information on this property:

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

