



# CHOICE PROPERTIES

*Estate Agents*

Vicarage View ,  
Horncastle, LN9 5NE

Price £330,000



Choice Properties are delighted to bring to the market this most beautifully presented three bedroom detached house located in the quiet and rural village of Baumber. Boasting generously proportioned room sizes, this well maintained house is not one to be missed; so early viewing is certainly advised to appreciate the size and quality of property on offer.

The well maintained accommodation features a high quality finish throughout, an electric combination heating system with radiators and underfloor heating and a septic tank found on the outside of the property.

### **Entrance Hall**

11'2" x 5'10"

Front door leading into the entrance hall fitted with karndean flooring, stairs to the first floor and an under-stair storage cupboard. Doors to:

### **Dining Room**

11'2" x 9'5"

Open plan dining room with the reception room with karndean flooring and providing ample space for a dining table. Opening through to:

### **Reception Room**

9'8" x 17'4"

Fitted with a log burning stove set in a feature surround with a wooden mantle, double opening 'French' doors opening to the garden, a TV aerial and a telephone point.

### **Kitchen**

12'11" x 8'5"

Fitted with a range of wall and base units with worktop over, one bowl ceramic sink with drainer and mixer tap, four ring induction 'Cooke and Lewis' hob with extractor fan over, electric oven, integrated fridge/freezer, integrated dishwasher, breakfast bar area, part tiling to the walls, inset spot lighting and laminate flooring. Door to:

### **Utility Area**

4'10" x 6'8"

With laminate flooring, side uPVC door, space for a tumble dryer, plumbing for a washing machine, 'Intervent' extractor fan and the utility area also houses the 'Heatrae Sadia' electric combination boiler; supplying both the heating and hot water systems. Door to:

### **WC**

2'9" x 6'8"

Fitted with a WC with dual flush button, hand wash basin with mixer tap and tiled flooring.

### **Landing**

10'0" x 6'2"

With two single storage cupboards, a double storage cupboard, the wall mounted 'Danfoss' thermostat and doors leading to:

### **Bedroom 1**

12'11" x 11'1"

Spacious double bedroom with a telephone point, TV aerial, electric feature fireplace set in a feature surround and two windows to front aspect.

### **Bedroom 2**

10'10" x 10'0"

Spacious double bedroom with access to the loft.

### **Bedroom 3**

7'11" x 8'5"

Double bedroom with a 'Velux' style window.

### **Bathroom**

10'0" x 8'9"

Fitted with a four piece suite comprising a cladded bath tub with mixer tap and shower attachment, shower cubicle with double mains fed shower head over, pedestal hand wash basin with mixer tap and WC with cistern lever, 'Velux' style window, heated towel rail, extractor fan and part tiling to the walls.

## **Garage**

18'06" x 10'00"

With double opening front timber doors, a side pedestrian door, power and lighting.

## **Garden**

To the rear of the property you will find a privately enclosed garden, laid to lawn with timber fencing to the boundaries. The rear garden additionally features an array of well presented plants and shrubs, as well as raised planter beds, a paved patio seating area and a useful timber summer house. To the side of the property is a further secluded seating area laid with shingle.

## **Home Study/Gym/Summer House**

8'11" x 15'06"

Timber outbuilding, providing a versatile space for either a home study/gym or as a summer house, with a window to front aspect and double opening doors to front aspect.

## **Driveway**

Block paved driveway providing off road parking.

## **Tenure**

Freehold.

## **Viewing arrangements**

By appointment through Choice Properties on 01507 860033.

## **Opening Hours**

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

## **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 regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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

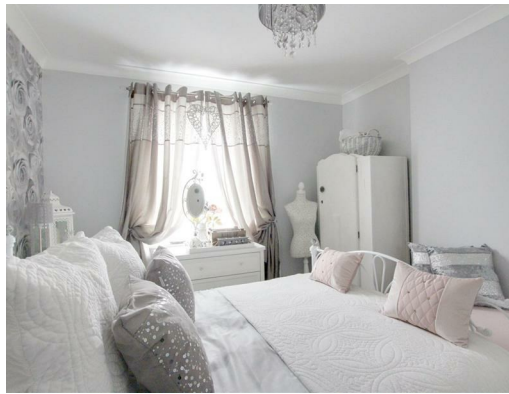
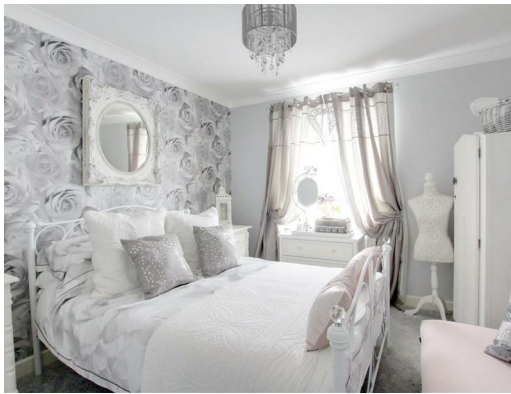
## **Council tax band**

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](http://www.e-lindsey.gov.uk)

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

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.

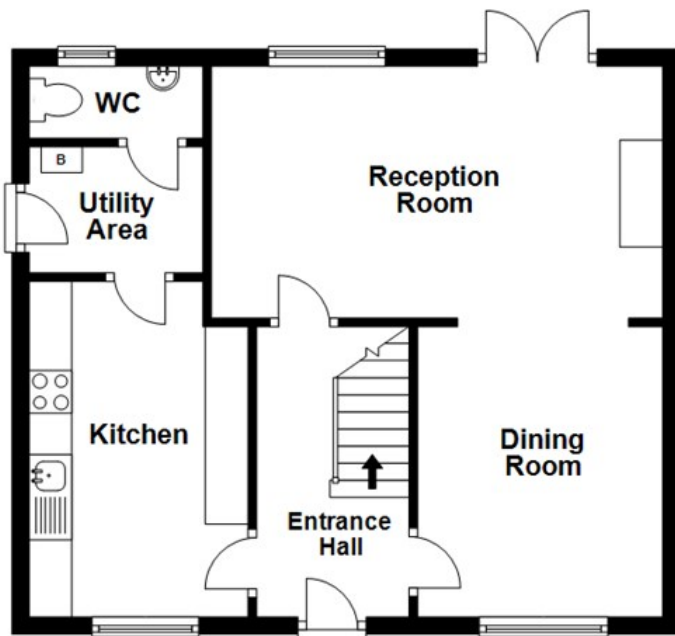






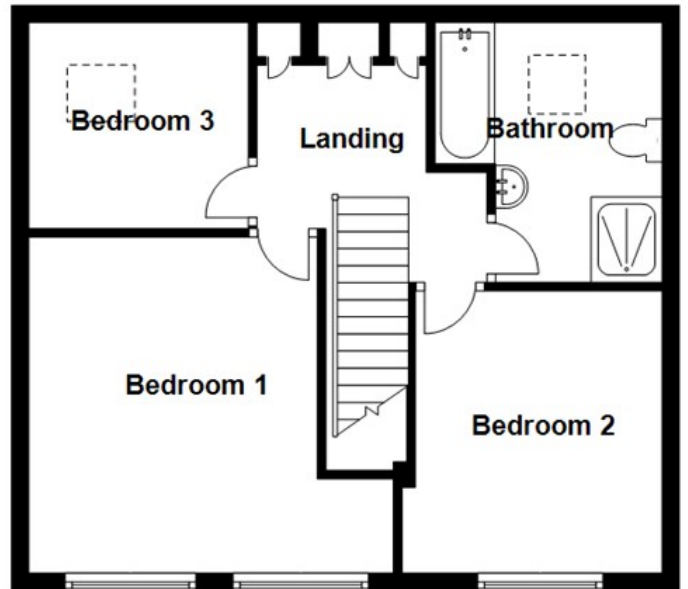
### Ground Floor

Approx. 47.8 sq. metres (514.0 sq. feet)



### First Floor

Approx. 47.8 sq. metres (514.0 sq. feet)



Total area: approx. 95.5 sq. metres (1028.1 sq. feet)

# Directions

Please use the postcode LN9 5NE to navigate to the property and as you enter Baumber, turn onto Bardney Road, and Vicarage View can be found towards the start of the road on the right hand side.

