

Dunholme Lodge, 15 Low Toynton Road,

Horncastle, LN9 5LL

Book a Viewing!

£500,000

An exceptional detached family home located in this sought after position within the market town of Horncastle, set on the edge of the town with open views towards the Lincolnshire Wolds to the rear. The property is set on a generous plot of approximately 0.5 of an acre (STS) and is positioned well back from the road, accessed via a long private driveway leading to a sizeable frontage providing extensive off road parking suitable for several vehicles. The property also benefits from substantial gardens to both the front and rear, along with a detached double garage and carport. Internally, the property offers flexible living accommodation and can be utilised as either a four or five bedroom home. The accommodation comprises a large reception entrance hallway, breakfast kitchen with utility room off, dining room and a spacious dual aspect lounge overlooking both the front and rear of the property. There are three ground floor bedrooms, with bedroom one and bedroom two both benefitting from en-suite shower rooms, along with a further shower room. To the first floor, a landing leads to an additional bedroom with a walk-in wardrobe. Viewing is essential to fully appreciate the accommodation and position on offer.





15 Low Toynton Road, Horncastle, LN9 5LL







SERVICES
Mains water, electricity and gas. Drainage to a septic tank. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – D (East Lindsey DC).

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION
Horncastle is a popular Market Town on the edge of the Lincolnshire Wolds. Horncastle has a traditional town market place and has a range of the usual shops and facilities. There is a local primary school, secondary school and a grammar school. The Cathedral City of Lincoln is located within approx. 18 miles.









ACCOMMODATION

ENTRANCE HALL
12' 6" x 9' 9" (3.81m x 2.97m) With UPVC double glazed external door and windows, laminate flooring and radiator.

LOUNGE
32' 5" x 15' 5" (9.88m x 4.7m) With three UPVC double glazed windows, wall lighting and two radiators.

INNER HALLWAY
With storage cupboard and airing cupboard housing the hot water cylinder.

BREAKFAST KITCHEN
13' 0" x 13' 0" (3.96m x 3.96m) With UPVC double glazed window, Karndean flooring, fitted with a range of wall, drawer and base units with work surfaces over and tiled splashback, integrated double oven, five ring induction hob with extractor over, composite sink, integrated dishwasher, radiator and spotlights.

UTILITY ROOM
8' 6" x 7' 5" (2.59m x 2.26m) With UPVC double glazed window, fitted with base units and work surfaces over with tiled splashback, stainless steel sink and drainer, plumbing and space for washing machine, electric radiator and partly tiled walls.

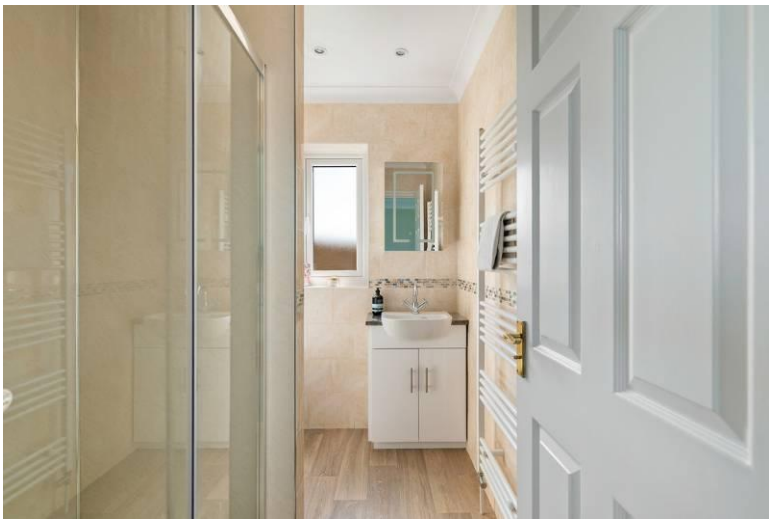
DINING ROOM
13' 2" x 10' 1" (4.01m x 3.07m) With UPVC double glazed window and radiator.

BEDROOM 1
11' 11" x 9' 11" (3.63m x 3.02m) With UPVC double glazed window, built-in wardrobe and radiator.

EN-SUITE
9' 11" x 6' 9" (3.02m x 2.06m) With UPVC double glazed window, low level WC, wash hand basin with cupboards below, walk-in shower cubicle, fully tiled walls, heated towel rail, spotlights and extractor fan.

INNER HALLWAY
With stairs to the first floor and UPVC double glazed window.

BEDROOM 2
13' 9" x 11' 3" (4.19m x 3.43m) With UPVC double glazed window and radiator.









EN-SUITE
5' 10" x 7' 6" (1.78m x 2.29m) With UPVC double glazed window, low level WC, wash hand basin with cupboards and drawers below, walk-in shower cubicle, fully tiled walls, heated towel rail, spotlights and extractor fan.

BEDROOM 3
13' 0" x 8' 6" (3.96m x 2.59m) With UPVC double glazed window and radiator.

SHOWER ROOM
11' 0" x 7' 6" (3.35m x 2.29m) With UPVC double glazed window, low level WC, wash hand basin, walk-in shower, storage cupboard, heated towel rail, extractor fan and fully tiled walls.

FIRST FLOOR LANDING
Providing access to bedroom four.

BEDROOM 4
17' 11" x 13' 0" (5.46m x 3.96m) With two skylights, UPVC double glazed window, radiator and walk-in wardrobe.

OUTSIDE
The property is approached via a long private driveway leading to a large frontage providing extensive off road parking for multiple vehicles. The plot extends to approximately 0.5 of an acre (STS) and includes substantial gardens to both the front and rear, with the rear garden enjoying open views towards the Lincolnshire Wolds. The property also benefits from a detached double garage and carport.









WEBSITE
Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT
We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO
Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME
An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

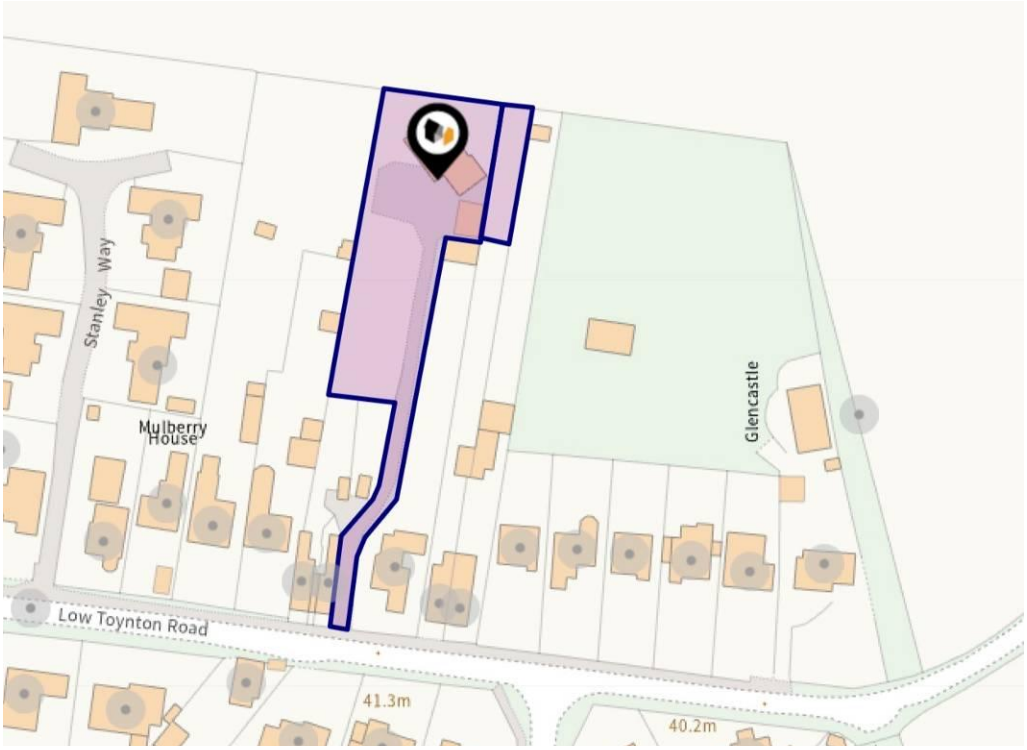
NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.

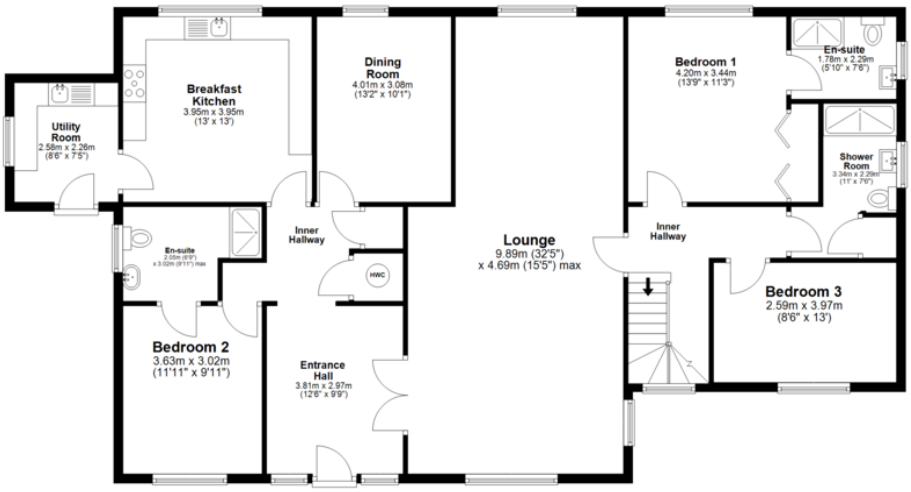
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



Ground Floor

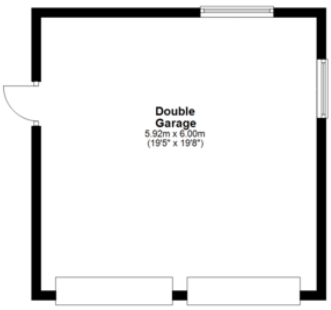
Approx. 161.6 sq. metres (1739.0 sq. feet)



Garaging

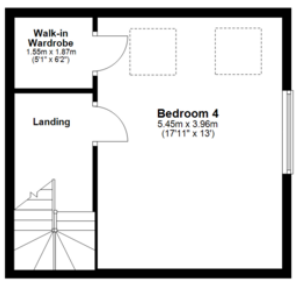
Main area: approx. 0.0 sq. metres (0.0 sq. feet)

Plus garages, approx. 35.5 sq. metres (382.3 sq. feet)



First Floor

Approx. 31.7 sq. metres (341.1 sq. feet)



Main area: Approx. 193.2 sq. metres (2080.1 sq. feet)

Plus garages, approx. 35.5 sq. metres (382.3 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

The Property Ombudsman

www.mundys.net