

Toller Court, Horbling, NG34 0PW



Asking Price £95,000 Freehold



A semi-detached one bedroom bungalow set in quiet cul-de-sac with beautiful views over open fields at the rear, consisting of: Storm Porch, Entrance Hallway, Lounge with Box window, large bedroom with wardrobes, wet room with electric shower, kitchen, low maintenance rear garden with a shed. The property has been painted through-out and has been left for the next owner to choose what flooring they prefer. It has UPVC double glazing and electric storage heaters with an EPC Rating of: E and Council Tax Band: A. Parking is plentiful adjacent to the property.

Location Location Location

The bungalow is set in the desirable village of Horbling just off Sandygate Lane being a 3 min drive from Billingborough which has the local co-op grocery, fish bar, pubs and other amenities, with Horbling itself having a Primary School, St Andrews Church and a local pub called The Plough with a 4.5 star rating on google. Horbling is within easy access of Sleaford, Grantham and Boston being situated in the middle of all three.

Storm Porch 3'1" x 12'0"



Having a sliding UPVC fully glazed door with full length adjacent windows to the front elevation, a small side window, tiled flooring, power and lighting.

Hall 8'2" x 5'11"

Entered through an upper glazed UPVC door with adjacent window, both having frosted glass, storage cupboard housing hot water tank, pendant lighting and electric storage heater, smoke alarm and loft hatch.

Lounge/Diner 14'10" x 11'5"



Entered through fully glazed wooden doors either from the hall or the kitchen, box window to front elevation with vertical blinds, hatch to kitchen, large electric storage heater and pendant lighting.

Kitchen 8'1" x 11'5"



Window to rear elevation and UPVC upper glazed door with frosted glass to rear garden, two storage cupboards with shelving, one housing the electrics, wall and base units with space for electric cooker, extractor hood above, stainless steel sink with single bowl, laminate worktop with splash-back tiling, space and plumbing for washing machine and small electric storage heater.

Bedroom 1 6'7" x 9'2"



A very large bedroom with window to the rear elevation, two wardrobes with hanging and shelving and electric storage heater.

Wet Room 6'11" x 5'9"



Window to front and side elevations with frosted glass, fully tiled floor to ceiling with non slip flooring, electric shower, close coupled toilet and wash hand basin, extractor fan, many hand rails for the disabled and electric fan heater.

Outside



The rear garden is low maintenance being laid to paving and gravel with a galvanized metal shed and a low level fence and gate allowing sight of the lovely views over open fields at the rear.

Disclaimer 1

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF

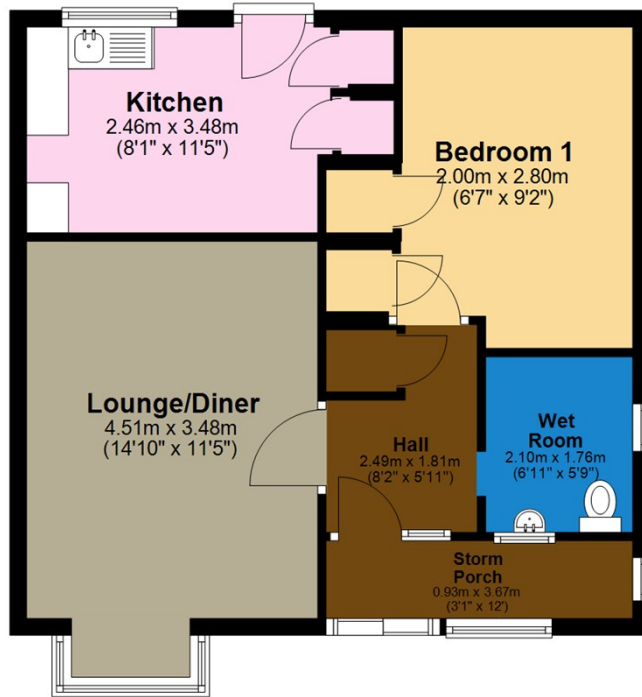
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Financial Services - As part of our continued commitment to providing the best advice to all of our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau are regulated by the financial ombudsman and operate on an independent basis within our premises at 71 Northgate, Sleaford, NG34 7BS.

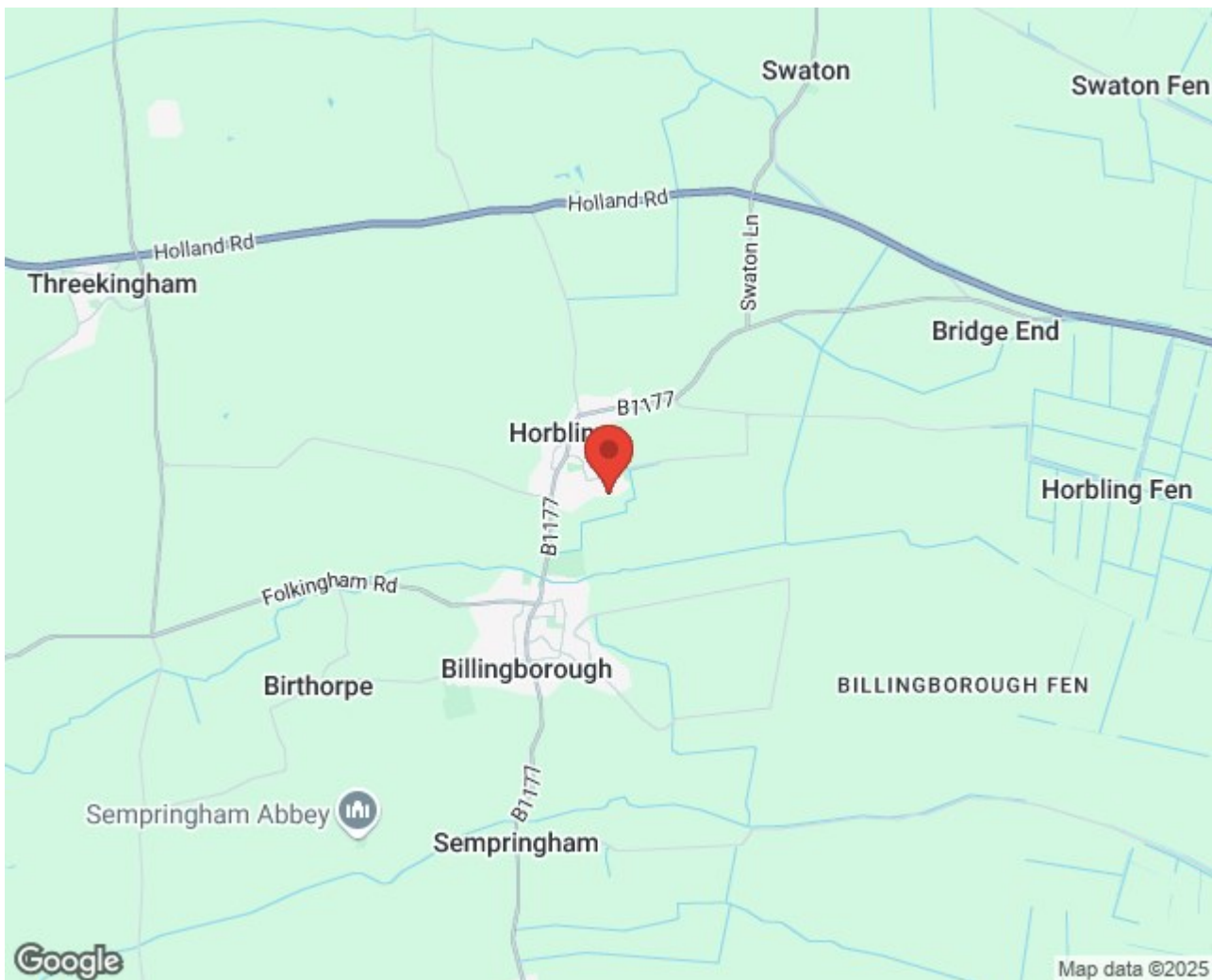
Ground Floor

Approx. 51.4 sq. metres (553.7 sq. feet)




Total area: approx. 51.4 sq. metres (553.7 sq. feet)

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 