



## Camelot, Main Street

| Horsington, Woodhall Spa | LN10 5EX

Asking Price £280,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.  
Agricultural & Fine Art Auctioneers.



# Camelot

Main Street |

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Asking Price £280,000

A wonderful detached bungalow set within a generous plot within the village of Horsington. An ideal property for extending subject to the necessary planning consents.

The property offers spacious and versatile accommodation which briefly comprises entrance hallway, lounge, dining kitchen, utility room leading the integral garage, conservatory and cloaks/W.C. Three bedrooms and a four piece bathroom completes the accommodation, Externally the property sits in good sized gardens.

The property requires some updating and modernisation and offers great potential.

- Potential Building Plot
- Dining Kitchen
- Conservatory
- Integreal Garage
- Three Bedrooms
- Utility & WC
- Modernisation Required

## Entrance Hallway

14'1 x 5'0 (4.29m x 1.52m)

Having UPVC entrance door with side window, central heating radiator, ceiling coving and doors to:

## Lounge

14'3 x 11'11 (4.34m x 3.63m)

With double glazed window to the front, central heating radiator, ceiling coving, telephone and television points and the focal point being a wood burning stove with stone surround and mantle.

## Dining Kitchen

16'5 x 8'9 (5.00m x 2.67m)

Having a range of wall and base units with laminate work surfaces over and incorporating a single bowl drainer sink unit with mixer tap, electric cooker point, plumbing for automatic washing machine, space for fridge, tiled floor, part tiled walls and double glazed window to the rear. Door to:







### Utility Room/Inner Hallway

9'11 ma x 6'6 max (3.02m ma x 1.98m max)

With central heating radiator, doorway to the integral garage and car port and doors to:

### W.C

With low level flush W.C, single glazed window and being part tiled.

### Conservatory

9'7 x 9'6 (2.92m x 2.90m)

Being of UPVC construction overlooking the rear garden and with central heating radiator.

### Bedroom One/Dining Room

11'9 x 11'2 (3.58m x 3.40m)

Primarily a bedroom which has been used as a further reception room most recently with double glazed window to the front elevation, ceiling coving, central heating radiator and brick built feature fireplace (no fire).

### Bedroom Two

11'10 x 9'3 (3.61m x 2.82m)

With double glazed window to the rear, ceiling coving, central heating radiator and built-in storage cupboards.

### Bedroom Three

8'9 x 7'2 (2.67m x 2.18m)

With double glazed window to the rear elevation, central heating radiator and built-in storage cupboard with top cupboard.

### Bathroom

A four piece suite comprising panel enclosed bath, shower cubicle, pedestal hand wash basin, low level flush W.C, double glazed obscured window to the front tiled floor and part tiled walls.

### Garage/Parking

To the front of the property is a driveway offering ample off street parking and leading to an integral garage.

### Gardens

The property sits in a good sized plot with established gardens to the front and rear which are mainly laid to lawn with fenced and hedged boundaries.

There is access to the side of the property which currently leads to an outbuilding/workshop. This could provide future access for a potential build.

The rear garden sits in a good sized plot which could have potential for a separate plot subject to the relevant planning/permissions.

### Services

Mains Drainage

Mains Electric

Heating: Oil

### Additional Information


Floor Area: TBC

EPC Rating: TBC

Tenure: Freehold

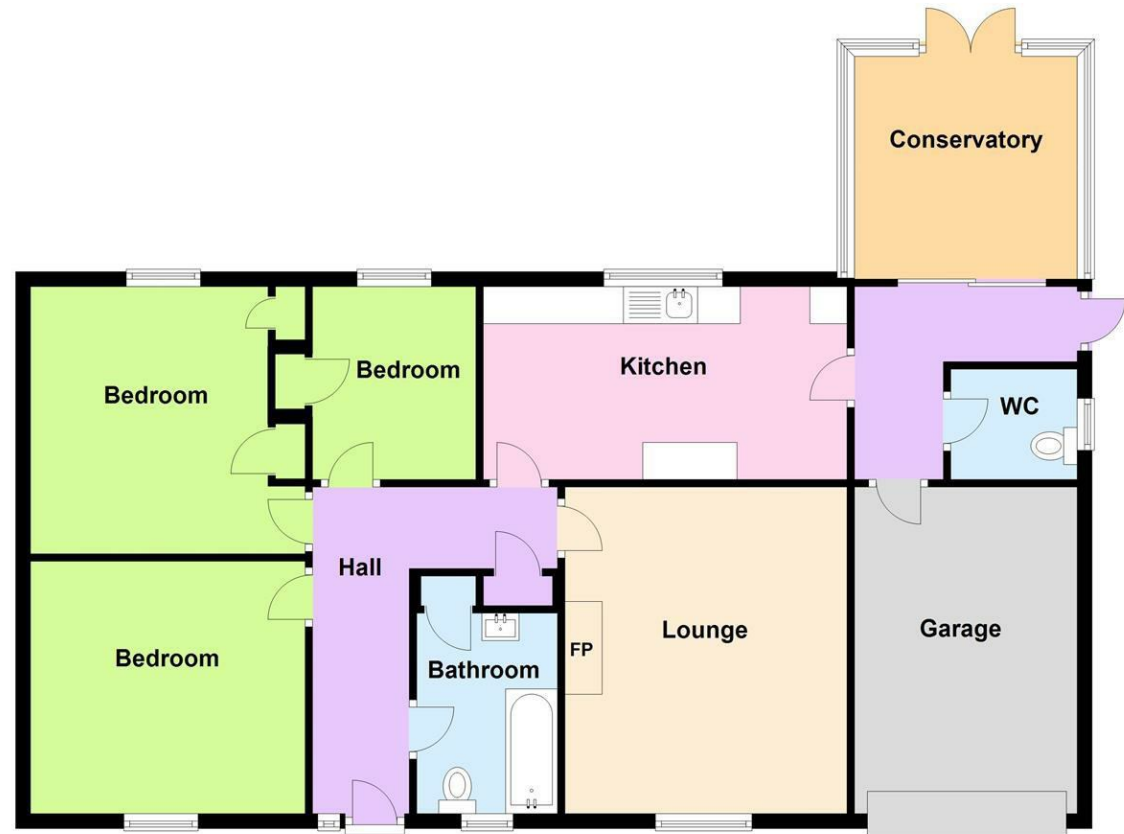
Council Tax Band: D



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>81</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>59</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 

### Ground Floor

Approx. 1214.7 sq. feet



Total area: approx. 1214.7 sq. feet

Floor Plan is for illustration purposes only: Measurements are to be used as a guide only. Created by Robin Mapleston (info@epcforproperty.net)  
Plan produced using PlanUp.

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Agents Note:  
 Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements.