



Russell Danby Drive, , Horncastle, LN9 5FE

- TWO DOUBLE bedroom DETACHED bungalow
- SECLUDED and fully enclosed rear GARDEN with PATIO and SUMMER HOUSE
- EXCELLENT 89 'B' ENERGY efficiency RATING
- MODERN fitted KITCHEN BREAKFAST including extensive range of Bosch appliances
- LOUNGE with bay window

- Built NEW 2019 with 10 YEAR NHBC warranty
- DETACHED GARAGE with light and power, part converted with STUDIO/OFFICE, TWO PARKING spaces
- UPVC double glazed, Gas CENTRAL HEATING, SOLAR photovoltaic (PV) PANELS
- MODERN BATHROOM with separate SHOWER over the bath
- CONVENIENT for well serviced TOWN CENTRE

Price £209,950



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DESCRIPTION

With a 'show home' standard presentation, this is a new February 2020, two double bedroom detached modern bungalow with detached garage (part converted by current owners to include studio/office, but can be easily converted back)) and two parking spaces, secluded secure rear garden with patio and summer house, built by Allison Homes with an excellent 89 'B' energy efficiency rating, including solar photovoltaic (PV) panels and a ten year NHBC (National House Building Council) warranty, that is in a convenient location for the well serviced historic town centre of Horncastle.

It also benefits from solar photovoltaic (PV) panels, mains gas central heating, UPVC double glazing including exterior rear door, composite style front door, mains gas central heating with separate heating zones, excellent 89 'B' energy efficiency rating (see separate graph), UPVC soffits and fascias, 'stone' window sills, built in cupboards and double wardrobe and the property is offered freehold.

The property consists of entrance hall with 2 built in cupboards including cloaks/storage and boiler/storage, lounge with feature bay window, modern fitted kitchen breakfast room with a range of built in Bosch appliances (cooker, hob, hob extractor, fridge freezer and dishwasher), modern bathroom with separate shower over the bath, master bedroom with built in double wardrobe and second generous bedroom.

Outside the property has a front garden laid to lawn, with established borders and beds of plants and shrubs, detached garage, pedestrian gate to the secluded, secure rear garden, laid to lawn having a patio and summer house.

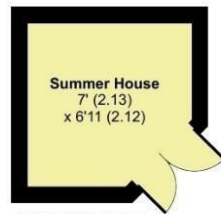
The property is convenient for the well service historic market town centre of Horncastle, amenities including supermarkets, doctors, dentist, main Post Office, grammar, secondary and primary schools, indoor bowling green, swimming pool, fitness centre, country and river walks and Horncastle golf course and the Ashby Park fishing lakes are only 2.9 miles away.



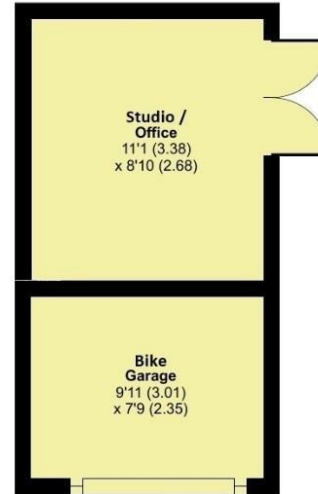
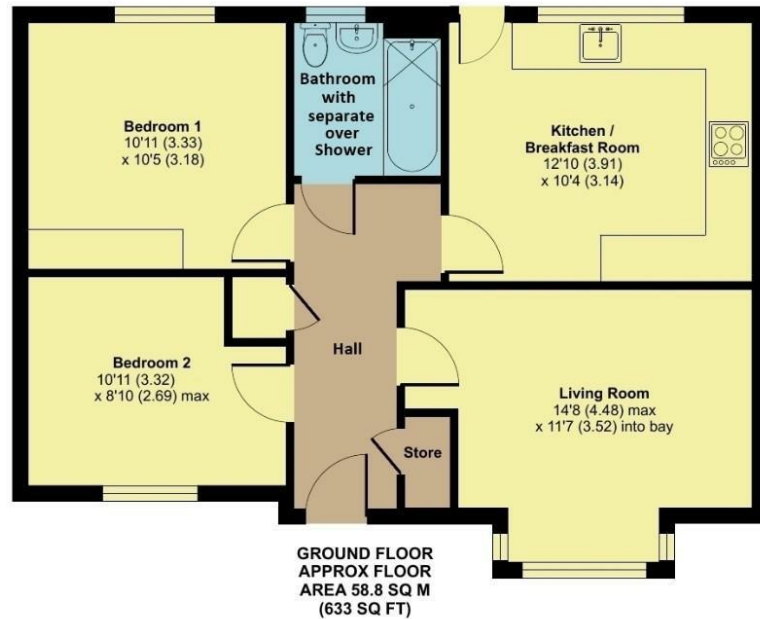


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Approximate Area = 633 sq ft / 58.8 sq m
 Garage = 76 sq ft / 7 sq m
 Outbuildings = 142 sq ft / 13.1 sq m
 Total = 851 sq ft / 78.9 sq m
 For identification only - Not to scale



OUTBUILDING 2
APPROX FLOOR
AREA 4.1 SQ M
(45 SQ FT)



GARAGE / OUTBUILDING 1
APPROX FLOOR
AREA 16 SQ M
(173 SQ FT)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Hunters Property Group. REF: 1332048

Viewings

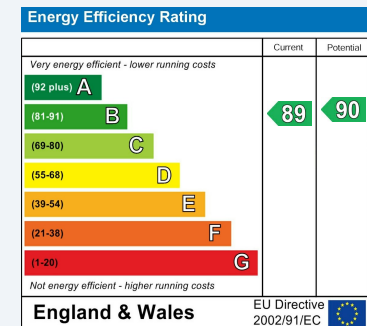
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.