



## Baggaley Drive, , Horncastle, Lincs, LN9 5GE

- SPACIOUS 1,027 sq ft, THREE bedroom, TWO bath/ shower room detached MODERN BUNGALOW with a LIMITED 'upward CHAIN'
- Front garden and WEST FACING, SECLUDED fully fenced/hedged LOW MAINTENANCE rear GARDEN, gravelled having borders and beds of plants and shrubs, paved PATIO, shed
- Mains gas CENTRAL HEATING with Worcester REPLACED BOILER that is serviced annually
- Fitted KITCHEN BREAKFAST incl soft closure drawers, full height pantry unit, fan assisted electric oven, gas hob, space/plumbing fridge & washing machine, breakfast table & chairs
- GARAGE (having light, power and UPVC double glazed rear window), CAR PORT with off road tandem PARKING for 3 x CARS
- UPVC double glazed including NEW 2022 FRENCH & rear doors, NEW 2022 COMPOSITE front door, also having PVC soffits & fascias
- Dual aspect LOUNGE DINER including 2 x ceiling lights, FEATURE fireplace having oak surround, marble background & hearth, and inset coal effect gas fire, FRENCH doors to patio
- UTILITY ROOM including space/plumbing for washing machine & tumble dryer, base cupboard, sink with swan neck mixer tap

**Price £250,000**





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## DESCRIPTION

Spacious 1,027 sq ft, three bedroom, two bath/shower room detached modern bungalow with garage (having light, power and UPVC double glazed rear window), car port with off road tandem parking for 3 x cars, front garden and west facing, secluded fully fenced/hedged low maintenance rear garden, gravelled having borders and beds of plants and shrubs, paved patio and shed, all in a desirable cul-de-sac location in the well serviced historic market town of Horncastle and there is a LIMITED 'upward CHAIN'.

It also benefits from mains gas central heating with Worcester replaced boiler that is serviced annually, UPVC double glazing including new 2022 French and rear doors, new 2022 composite front door, majority low maintenance corbelled brickwork in lieu of soffits and fascias, but where there are soffits and fascias they are now PVC, exterior lighting and water tap, and the property is offered freehold.

The property consists of entrance hall (with 2 x ceiling lights and 3 x built in cupboards including double fronted, shelving and with own radiator), dual aspect lounge diner (including 2 x ceiling lights, feature fireplace having oak surround, marble background & hearth, and inset coal effect gas fire, French doors to patio and rear garden), fitted kitchen breakfast room (including soft closure drawers, full height pantry unit, fan assisted electric oven, gas hob, space/plumbing fridge & washing machine, breakfast table & chairs), utility room (including space/plumbing for washing machine & tumble dryer, base cupboard, sink with swan neck mixer tap).

There is also bathroom (with walls tiled to half height and shaver light), master bedroom (having built-in full height double wardrobe with sliding and mirrored doors), en-suite shower room (including walls tiled to min half height, shaver light, shower cubicle with bi-folding glass doors), second double bedroom (currently used as an office) and third generous bedroom.









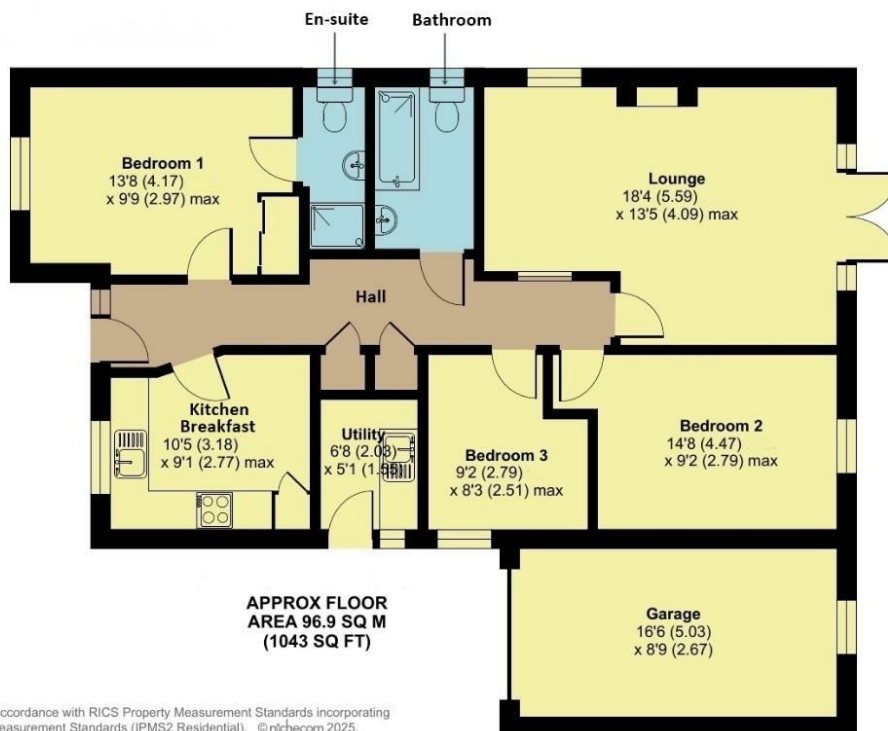
## Baggaley Drive, Horncastle, LN9

Approximate Area = 904 sq ft / 84 sq m

Garage = 139 sq ft / 12.9 sq m

Total = 1043 sq ft / 96.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Hunters Property Group. REF: 1342826

### Viewings

Please contact [horncastle@hunters.com](mailto: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.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</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>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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.

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