



## Banovallum Gardens, , Horncastle, LN9 6RF

- REFURBISHED and VERY well presented, SPACIOUS 1,151 sq ft detached MODERN HOUSE on a GENEROUS 0.10 ACRE (sts) CORNER PLOT with NO 'upward CHAIN'
- Detached GARAGE WORKSHOP (incl NEW 2022 remote roller shutter door, UPVC rear window, light, power & storage space in roof void), PARKING can be extended up to 3 CARS
- GOOD '72' ENERGY efficiency RATING, UPVC double glazed, Mains gas CENTRAL HEATING with new 2020 Worcester boiler serviced annually, 2022 five year electrical certification
- NEW 2022 fitted KITCHEN incl soft closure, part tiled walls, electric oven with LCD display, gas hob, Indesit dishwasher, space for fridge freezer, resin sink with swan neck mixer tap etc
- FOUR bedrooms, TWO SPACIOUS receptions, TWO bath/shower rooms (and a downstairs W.C.)
- WEST facing REAR, SIDE and FRONT GARDENS incl fully fenced, paved patio, lawn, secure pedestrian access to both sides of the property, and outside water tap
- TWO SPACIOUS RECEPTIONS incl dual aspect and PATIO doors to patio and rear garden
- NEW 2022 UTILITY ROOM incl worktop, space/plumbing for washing machine & tumble dryer, NEW 2022 downstairs MODERN W.C.

**Price £290,000**





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## DESCRIPTION

A refurbished, beautifully presented detached modern home offering 1,151 sq ft of spacious accommodation on a generous 0.10 acre (sts) corner plot. This four bedroom, two reception property includes a detached garage, ample parking, a west-facing rear garden, and well-kept side and front gardens. Positioned in a popular residential area next to protected open green space, it sits on the edge of the well-served historic market town of Horncastle. The property is offered with no upward chain.

### KEY FEATURES:

- Energy rating 72 (C)
- UPVC double glazing throughout
- Mains gas central heating with 2020 Worcester boiler
- 2022 electrical safety certificate
- New flooring (2024)
- All light fittings, blinds, and curtain rails included

### OUTSIDE:

- Detached garage with 2022 remote roller door, UPVC rear window, lighting, power, and roof void storage
- Parking with potential to extend for up to 3 cars
- West-facing rear garden plus side and front gardens
- Fenced boundaries, paved patio, lawned areas, two side gates, external water tap

### GROUND FLOOR:

- Entrance Hall with storage cupboard
- Dual-aspect lounge with patio doors to rear garden
- Dining room
- Modern kitchen (2022) with soft-close cabinetry, tiled splashbacks, electric oven, gas hob, dishwasher, space for fridge freezer, and resin sink with mixer tap
- Utility room (2022) with worktop and space for appliances
- Downstairs W.C. (2022)

### FIRST FLOOR:

- Landing with storage cupboard
- Family bathroom (2022) with bath, tiling, overhead shower, glass screen, shaver point
- En-suite (2022) to main bedroom with tiled enclosure, monsoon and handheld heads, vanity unit, and shaver point
- Four well-proportioned bedrooms



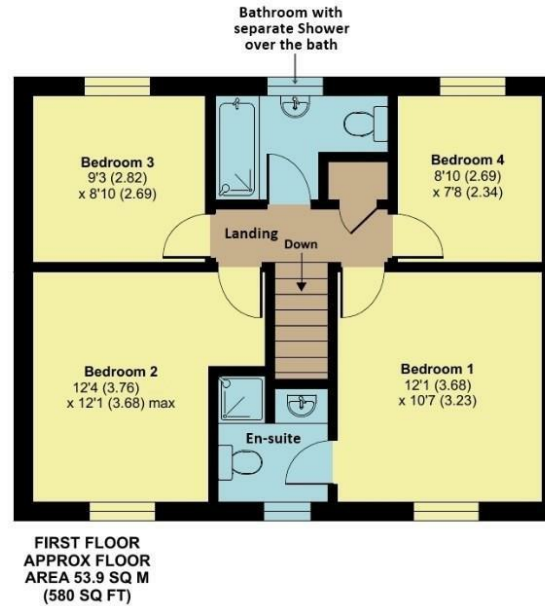
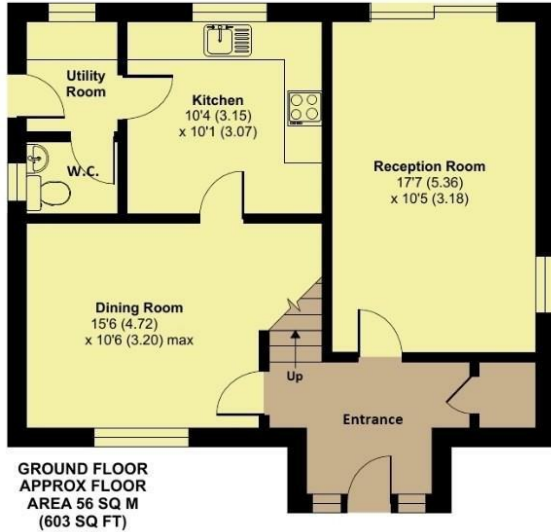




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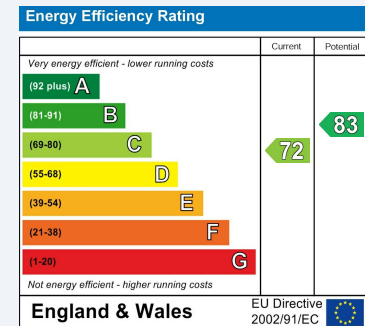
Approximate Area = 1183 sq ft / 109.9 sq m (excludes garage)

For identification only - Not to scale



## 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.

### 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.

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: 1371689



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