



78 Prospect Street, Horncastle, LN9 5AX



Freehold

£225,000



Key Features

- Detached bungalow
- Three bedrooms
- Lounge & kitchen
- Dining area & conservatory
- Shower room & utility
- Driveway providing off-road parking
- Enclosed rear garden
- EPC rating D





A detached bungalow on a corner plot close to Horncastle town centre. Having accommodation comprising: entrance hall, lounge, kitchen with utility off, dining area, conservatory, three bedrooms and shower room. Outside the property has a lawned front garden, an enclosed rear garden and a driveway to the rear which provides off-road parking.

ACCOMMODATION

Porch recess with part glazed front entrance door through to the:

ENTRANCE HALL

Having radiator and access to roof space.

LOUNGE

5.09m x 3.31m (16'8" x 10'11")

Having windows to front & side elevations, coved ceiling, radiator and fireplace with marble back & hearth, inset living flame style fire and wooden surround.

KITCHEN

3.16m x 2.29m (10'5" x 7'6")

Having window to rear elevation and wood effect flooring. Work surface with tiled splashback, inset 1 1/4 bowl stainless steel sink & drainer, cupboards & drawers under, space for electric cooker with gas hob to side with stainless steel cooker hood over. Further work surface with appliance space under.

UTILITY

2.40m x 1.20m (7'11" x 3'11")

Having windows to side & rear elevations, wood effect flooring and gas fired boiler providing for both domestic hot water & heating.

DINING AREA

3.16m x 3.04m (10'5" x 10'0")

Having window to rear elevation, polycarbonate roof, work surface with space & plumbing for automatic washing machine & dishwasher, cupboards & drawers under.

CONSERVATORY

3.29m x 2.50m (10'10" x 8'2")

Of sealed unit double glazed uPVC frame construction with french doors to the garden and tiled floor.





BEDROOM ONE

5.11m x 2.90m (16'10" x 9'6")

Having two windows overlooking the conservatory, further window to side elevation and radiator.

BEDROOM TWO

3.62m x 2.43m (11'11" x 8'0")

Having window to front elevation, radiator and built-in wardrobe.

BEDROOM THREE

3.61m x 2.29m (11'10" x 7'6")

Having window to side elevation, radiator, built-in cupboard and built-in wardrobe with sliding mirror doors.

SHOWER ROOM

2.79m x 2.32m (9'2" x 7'7")

Having two windows to side elevation, tiled floor, majority tiled walls, inset ceiling spotlights, mixer shower fitting, hand basin inset to vanity unit with cupboard under and close coupled WC.



EXTERIOR

To the front of the property there is a large lawned garden and a gravelled area with inset shrubs.

REAR GARDEN

Being enclosed and paved & gravelled for ease of maintenance with two garden sheds. To the rear of the property there is a gravelled driveway which provides off-road parking.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band B.

VIEWINGS

By appointment with Newton Fallowell - telephone 01790 755222.

AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

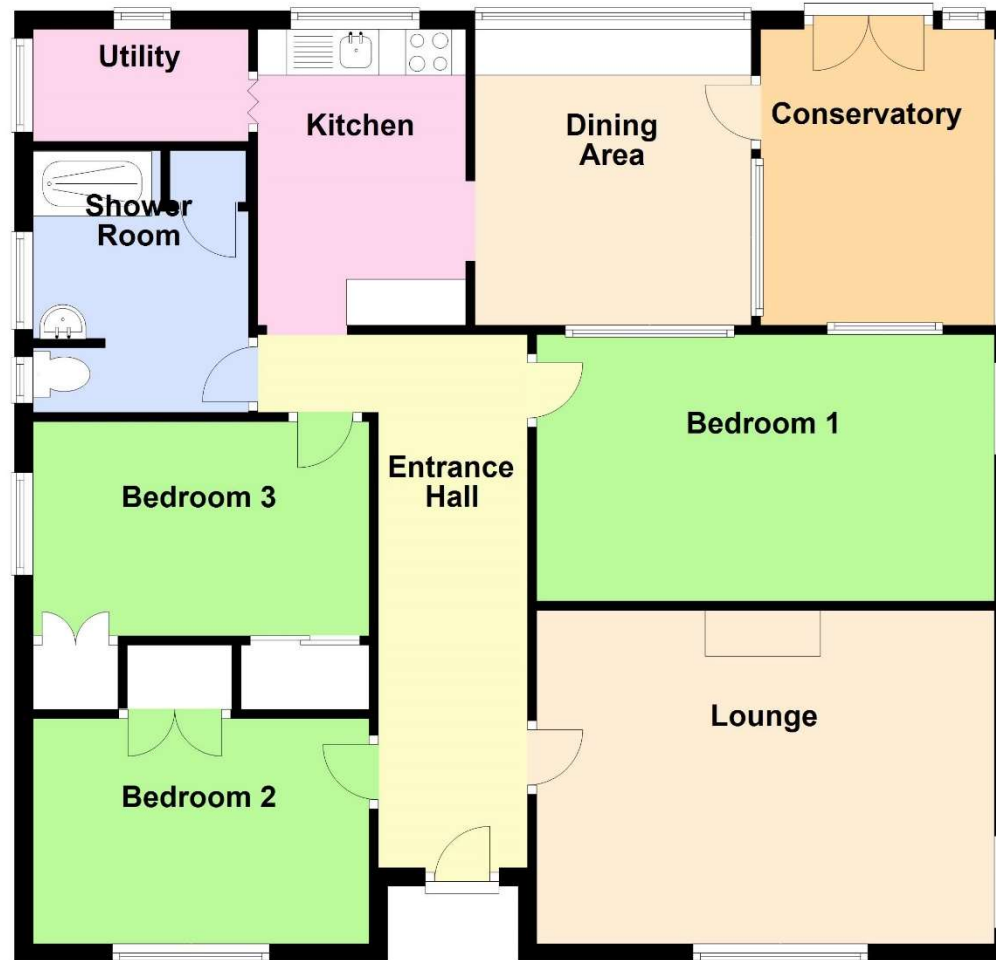
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Floorplan



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