



13 Banks Street, Horncastle LN9 5BW



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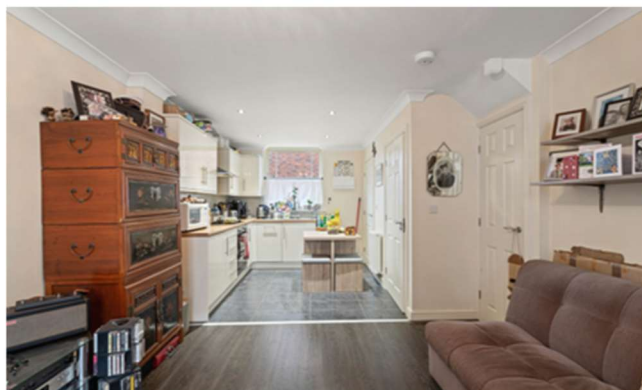
Freehold

£210,000



Key Features

- Three storey town house
- Four bedrooms
- Open plan lounge/dining/kitchen
- Utility & cloakroom
- En-suite & bathroom
- Enclosed rear garden
- Allocated parking space
- EPC rating B





A three storey town house built in 2017 and within a short walking distance to the town centre. Having accommodation comprising: entrance hall, open plan lounge/dining/kitchen, cloakroom and utility to ground floor. Master bedroom with en-suite and further bedroom to first floor. Two bedrooms and bathroom to second floor. Outside the property has an enclosed low maintenance rear garden and an allocated parking space in a courtyard to the rear. The property benefits from gas central heating and double glazing.

ACCOMMODATION

Steps up to a front entrance door with fanlight above through to the:

ENTRANCE HALL

Having coved ceiling and staircase rising to first floor.

OPEN PLAN LOUNGE/DINING/KITCHEN

7.55m x 3.5m (24'10" x 11'6")

Forming two areas comprising:

LOUNGE AREA

Having window to front elevation, coved ceiling, radiator, wood effect flooring and understairs storage cupboard. Opening to the:

KITCHEN/DINING AREA

Having window to front elevation, coved ceiling with inset ceiling spotlights, radiator and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboard & integrated dishwasher under, cupboard over. Work surface return with inset ceramic hob, integrated electric double oven, cupboard, drawers & integrated fridge under, cupboards & stainless steel cooker hood over.

CLOAKROOM

Having tiled floor, close coupled WC and wall mounted hand basin.

UTILITY

1.64m x 1.62m (5'5" x 5'4")

Having part glazed door to rear elevation, coved ceiling, tiled floor and wall mounted gas fired combination boiler providing for both domestic hot water & heating. Work surface with space & plumbing for automatic washing machine & further appliance space under, cupboards over.



FIRST FLOOR LANDING

Having radiator and staircase rising to second floor.

MASTER BEDROOM

4.49m x 2.57m (14'8" x 8'5")

Having two windows to front elevation and radiator.

EN-SUITE

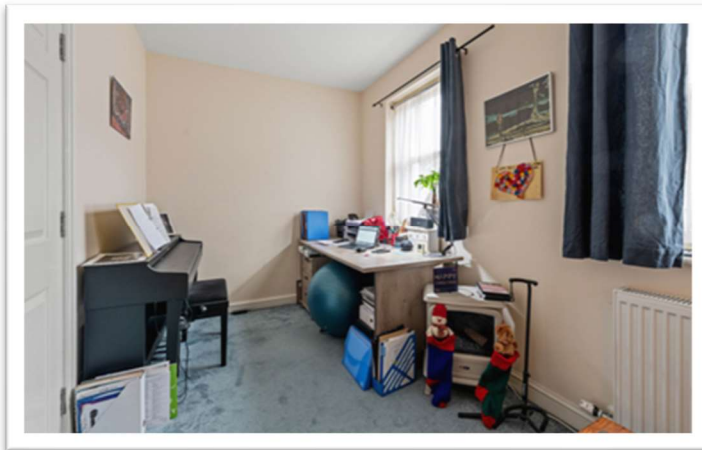
2.04m x 1.48m (6'8" x 4'11")

Having heated towel rail, part tiled walls, tiled floor, shower enclosure with mixer shower fitting, close coupled WC and hand basin inset to vanity unit with cupboard under.

BEDROOM TWO

4.46m x 3.23m (14'7" x 10'7")

Having two windows to rear elevation and radiator.



SECOND FLOOR LANDING

BEDROOM THREE

4.5m x 2.58m (14'10" x 8'6")

Having two windows to rear elevation and radiator.

BEDROOM FOUR

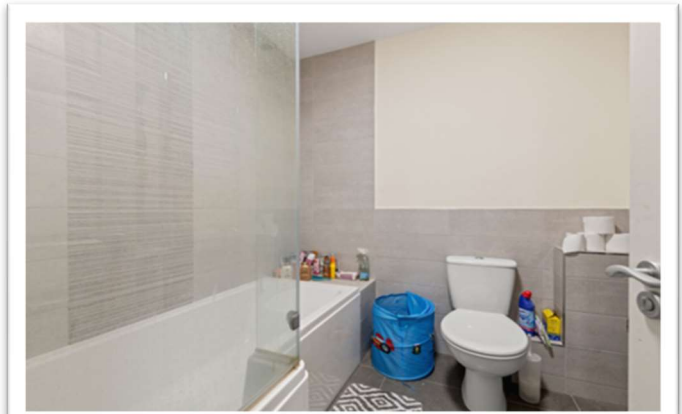
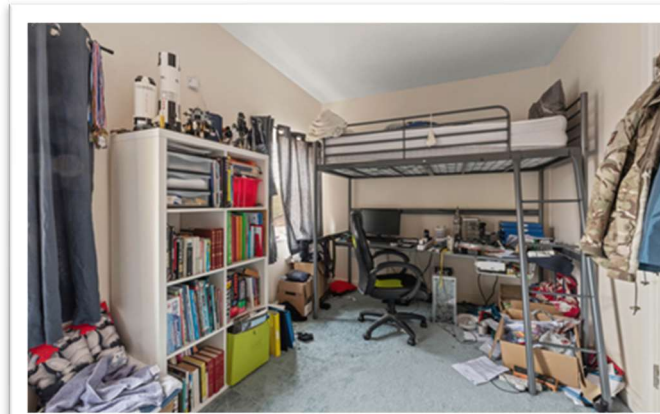
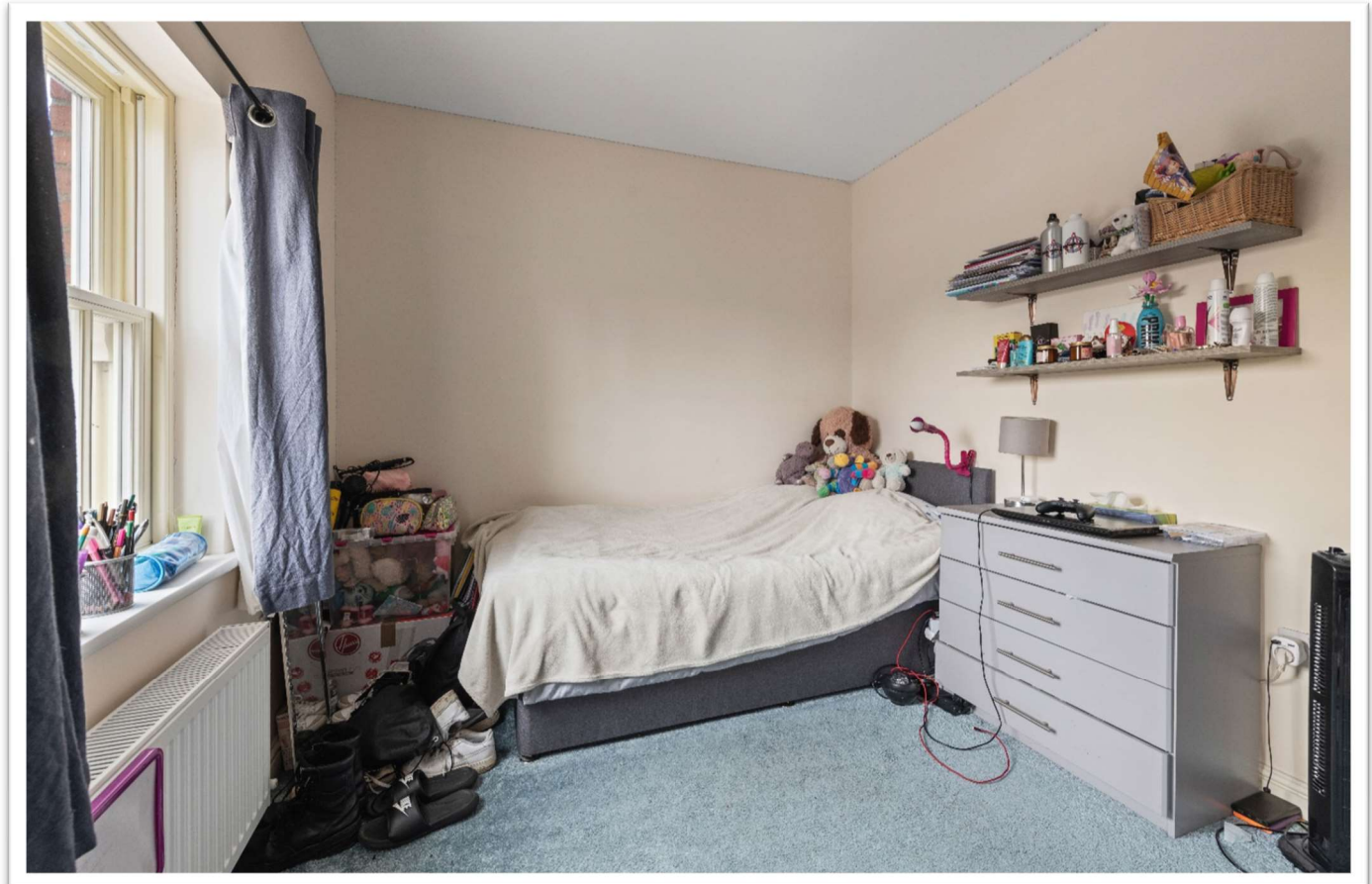
4.49m x 2.64m (14'8" x 8'8")

Having two windows to front elevation and radiator.

BATHROOM

2.06m x 2.06m (6'10" x 6'10")

Having heated towel rail, part tiled walls, tiled floor, shaped bath with shower & anti-splash screen over, close coupled WC and hand basin inset to vanity unit with cupboard under.



EXTERIOR

The property has an allocated parking space in the courtyard to the rear. To the rear of the property there is a low maintenance gravelled & paved garden which is enclosed with a rear access gate.

SERVICES

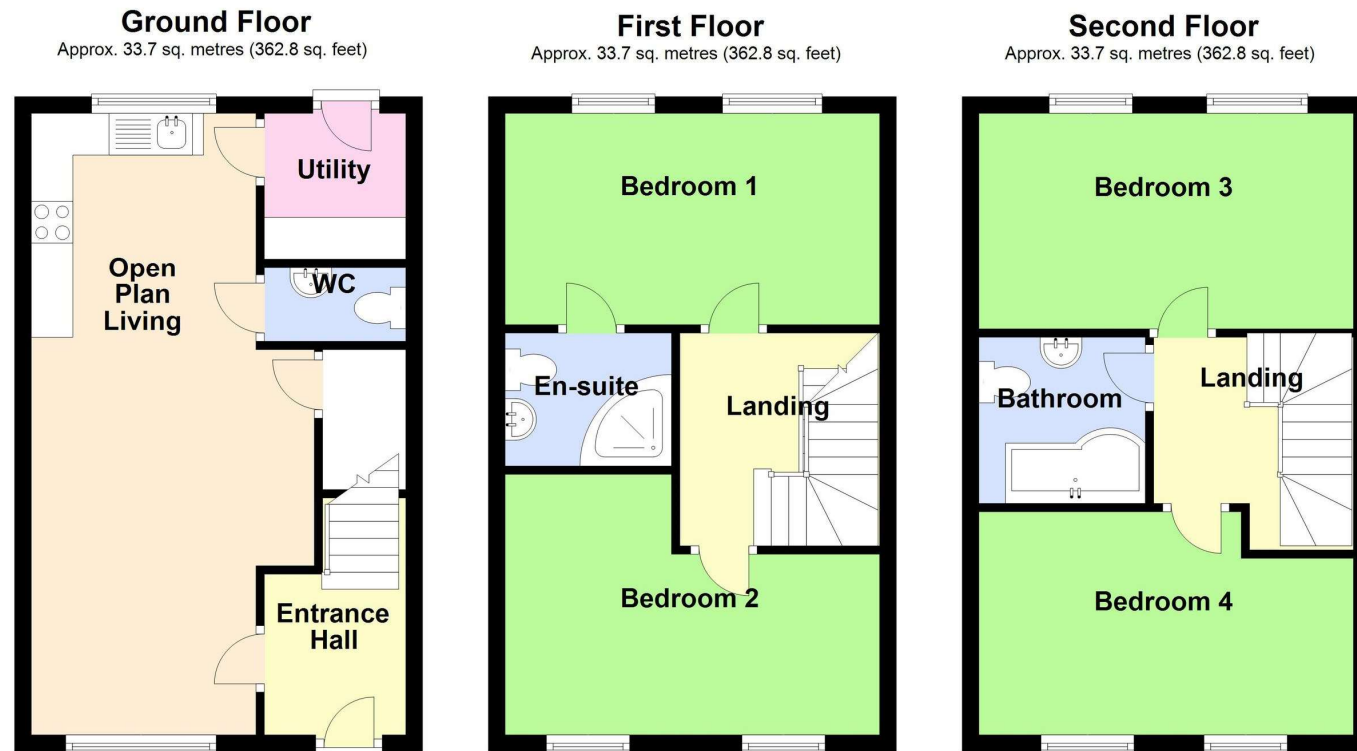
The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired combination boiler serving radiators and the property has high performance glazing. The current council tax is band B.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.



Floorplan



Total area: approx. 101.1 sq. metres (1088.4 sq. feet)



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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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