



13 Banks Street, Horncastle LN9 5BW



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.

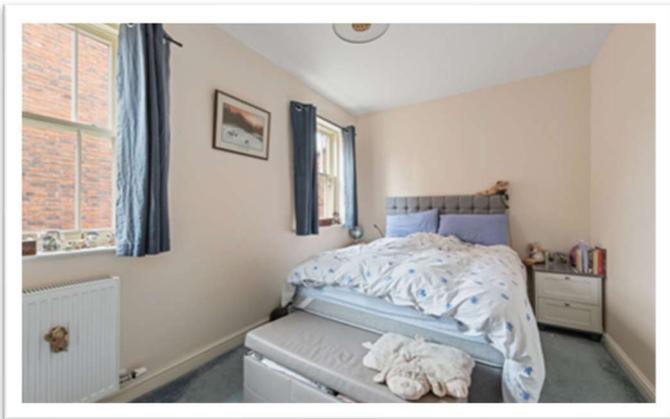
#### CLOAKROOM

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

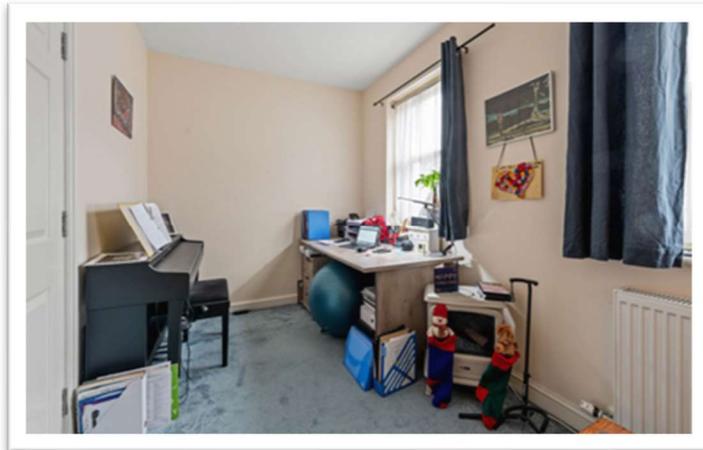
2.04m x 1.48m (6'8" x 4'11")

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

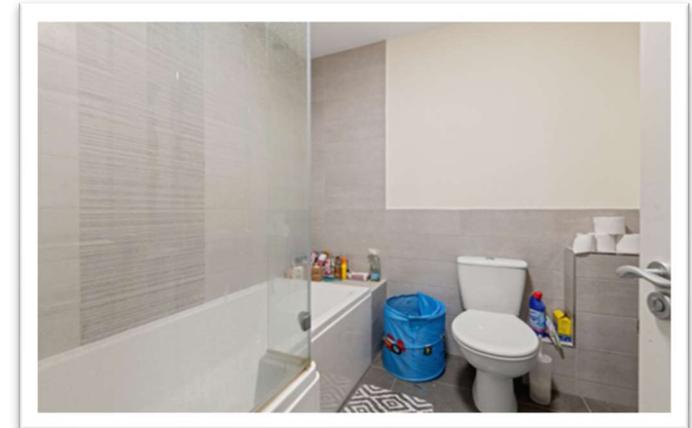
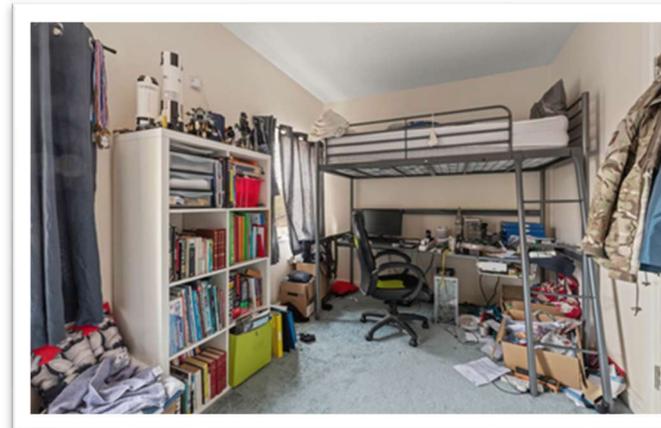
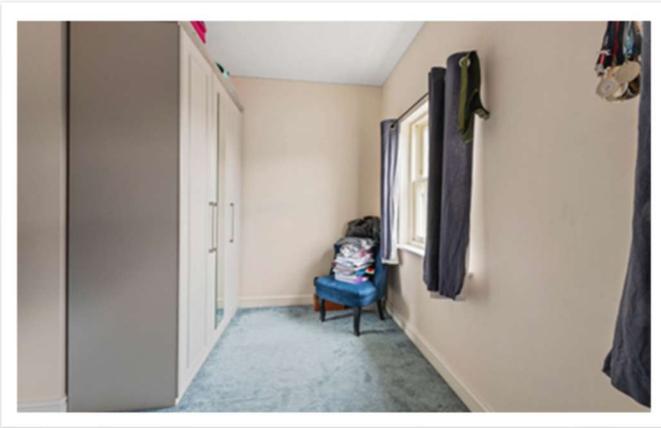
4.49m x 2.64m (14'8" x 8'8")

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

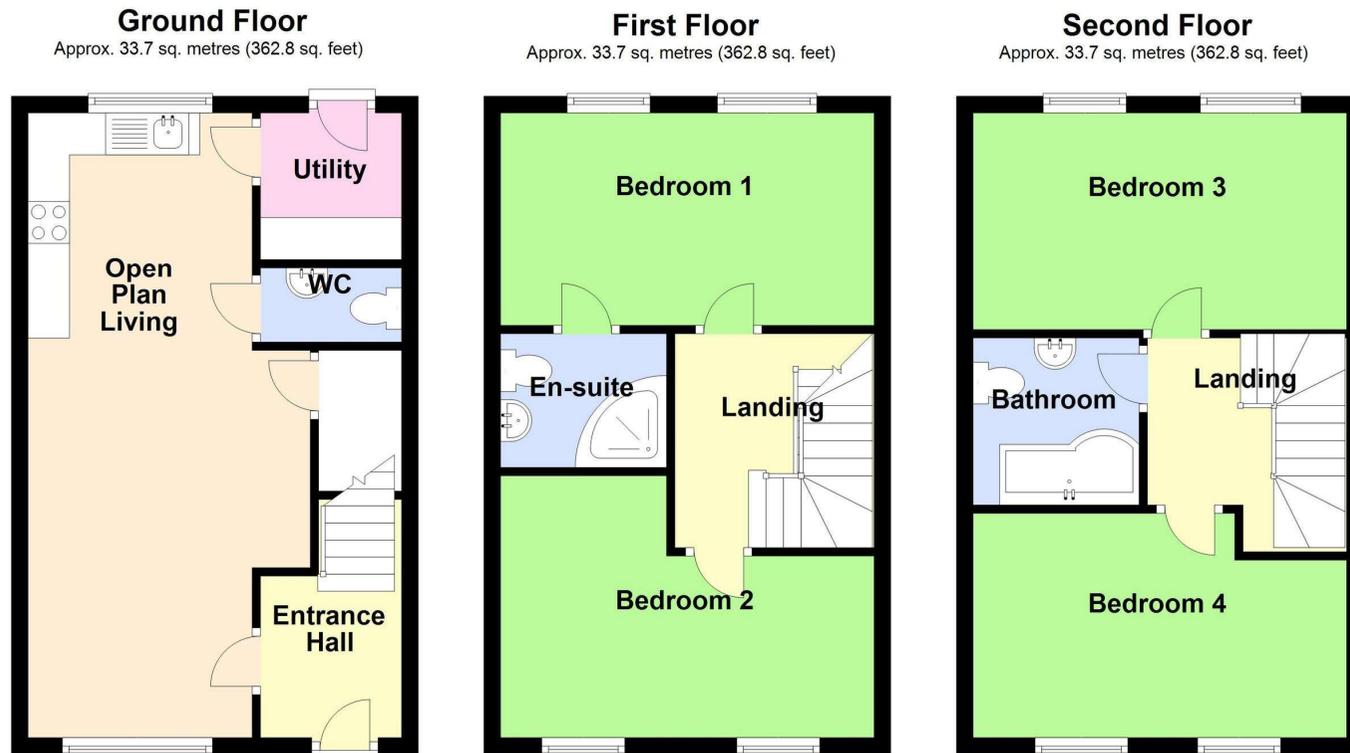
The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired combination boiler serving radiators and the property has high performance glazing. The current council tax is band B.

### 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

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