



19 Johnson Drive, Horncastle, LN9 6RS



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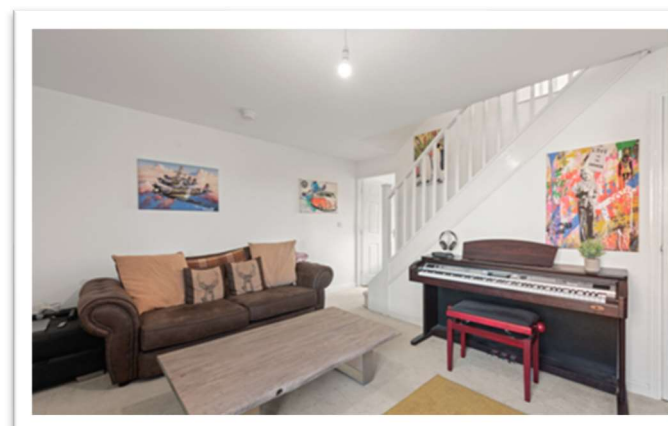
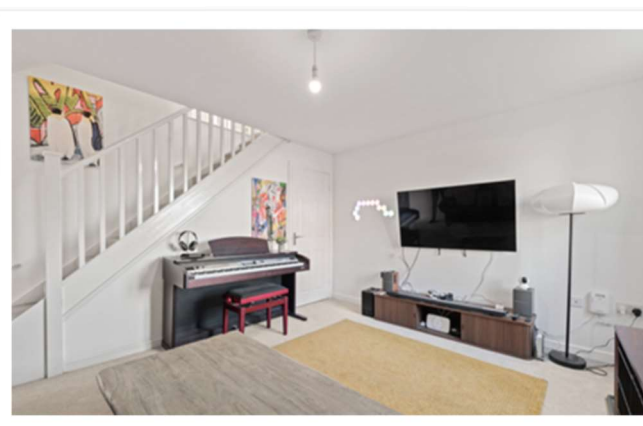
Freehold

£205,000



## Key Features

- Detached house
- Three bedrooms
- Lounge & dining kitchen
- Cloakroom & bathroom
- Driveway & garage
- Enclosed rear garden
- Gas central heating & double glazing
- EPC rating B







A modern detached house built in 2023 on a new development on the eastern edge of the well served market town of Horncastle and with a children's play area close by. Having well presented accommodation comprising: entrance hall, cloakroom, lounge and dining kitchen to ground floor. Three bedrooms and bathroom to first floor. Outside the property has a recently renovated front garden, a driveway providing off-road parking with an electric vehicle charging point, a garage and an enclosed rear garden. The property benefits from gas central heating and double glazing.

#### ACCOMMODATION

Front entrance door through to the:

#### ENTRANCE HALL

Having window to side elevation, door to lounge and door to the:

#### CLOAKROOM

Having window to side elevation, radiator, close coupled WC and hand basin.

#### LOUNGE

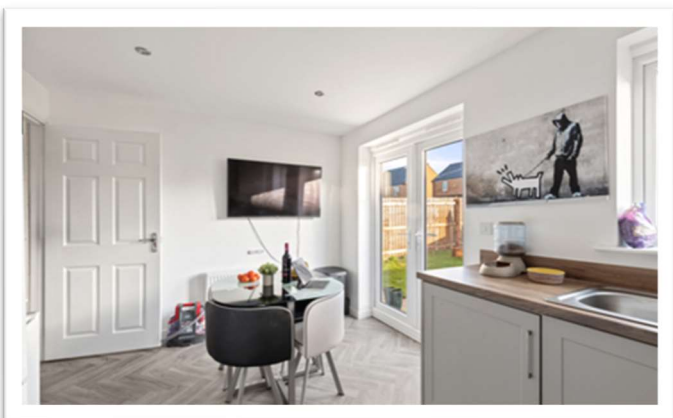
4.59m x 4.46m (15'1" x 14'7")

Having window to front elevation, radiator, staircase rising to first floor and understairs storage cupboard.

#### DINING KITCHEN

4.42m x 2.85m (14'6" x 9'5")

Having window & french doors to rear elevation, inset ceiling spotlights, radiator and wood effect flooring. Fitted with a range of base & wall units with work surfaces & upstands comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under. Work surface return with inset gas hob, integrated electric oven, cupboard & drawers under, cupboards, stainless steel cooker hood and cupboard housing gas fired boiler providing for both domestic hot water & heating over. Further work surface return with cupboards under, cupboards over and space for upright fridge/freezer to side.



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### FIRST FLOOR LANDING

Having access to roof space.

### BEDROOM ONE

4m x 2.51m (13'1" x 8'2")

Having window to front elevation and radiator.



### BEDROOM TWO

3.38m x 2.5m (11'1" x 8'2")

Having window to rear elevation and radiator.



### BEDROOM THREE

2.47m x 1.87m (8'1" x 6'1")

Having window to front elevation and radiator.



### BATHROOM

1.86m x 1.82m (6'1" x 6'0")

Having window to rear elevation, inset ceiling spotlights, radiator, wood effect flooring, extractor, panelled bath with shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.





## EXTERIOR

To the front of the property there is a recently renovated gravelled garden with a paved footpath leading to the front entrance door. A driveway provides off-road parking and extends down the side of the property where there is an electric vehicle charging point.

## GARAGE

Having up-and-over door, door to rear garden, light and power.

## REAR GARDEN

Being enclosed and laid to lawn. Having a paved patio & footpath and a decked seating area.

## 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 C.

## VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

## AGENT'S NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

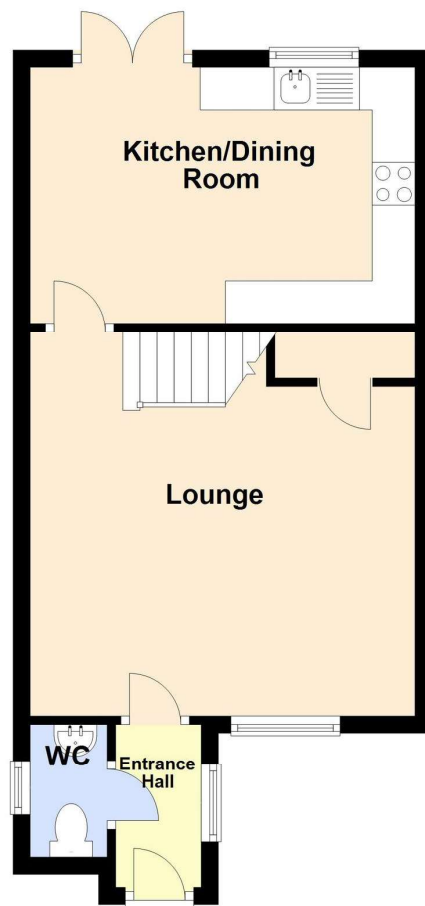
Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.



## Floorplan

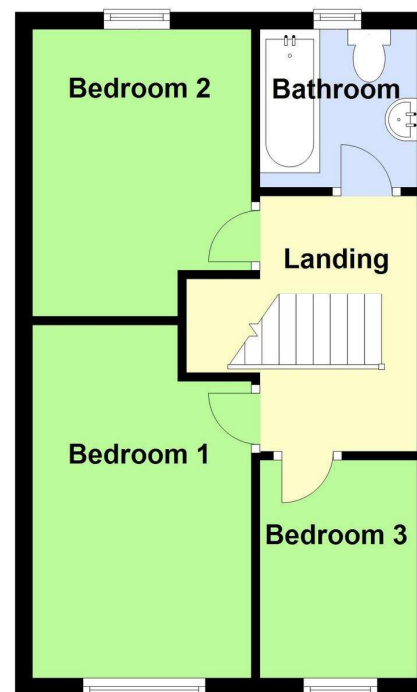
### Ground Floor

Approx. 37.8 sq. metres (407.4 sq. feet)



### First Floor

Approx. 34.2 sq. metres (368.3 sq. feet)



Total area: approx. 72.1 sq. metres (775.7 sq. feet)



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