



Oak House, 26 Harrison Close, Horncastle, LN9 5ER

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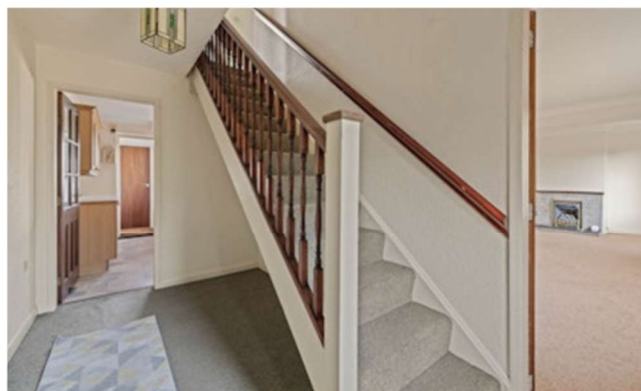
Freehold

£300,000



## Key Features

- Detached house
- Three double bedrooms
- Lounge/diner & study/snug
- Breakfast kitchen & utility
- Cloakroom, shower room & bathroom
- Driveway & garage
- Enclosed rear garden
- EPC rating D – NO CHAIN





A detached house on a good size plot situated towards the end of a cul-de-sac in a popular residential location close to schools and amenities in the well served historic market town of Horncastle.

Having over 1,600 square feet of accommodation comprising: entrance hall, lounge/diner, breakfast kitchen, study/snug, utility and cloakroom to ground floor. Three double bedrooms, shower room and bathroom to first floor.

Outside the property has a lawned front garden, a driveway providing off-road parking, a garage and an enclosed rear garden. The property benefits from gas central heating and double glazing. NO CHAIN



#### ACCOMMODATION

Part glazed front entrance door with side screen through to the:

#### ENTRANCE HALL

Having radiator and staircase rising to first floor.

#### LOUNGE/DINER

7.1m x 3.78m (23'4" x 12'5")

Having two windows to front elevation, coved ceiling, radiator and fireplace with tiled hearth, inset living flame style fire and plinth to side.

#### BREAKFAST KITCHEN

6.22m x 2.88m (20'5" x 9'5")

Having two windows to rear elevation, coved ceiling, radiator and tile effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards, drawer & dishwasher under, cupboard housing gas fired boiler providing for both domestic hot water & heating over. Work surface return with cupboards & drawer under. Further work surface with inset range style cooker, cupboards & drawers under, cupboards & concealed cooker hood over, tall unit to side.









#### STUDY/SNUG

2.85m x 2.76m (9'5" x 9'1")

Having french doors to rear elevation & garden, coved ceiling and radiator.

#### UTILITY

4.16m x 2.8m (13'7" x 9'2")

(max) Having window to rear elevation, part glazed door to side elevation, radiator, two built-in cupboards, door to garage, unit with inset stainless steel sink & drainer, work surface with space & plumbing for automatic washing machine under, cupboard over.

#### CLOAKROOM

Having window to side elevation, low level WC and hand basin.





### FIRST FLOOR LANDING

Having radiator.

### BEDROOM ONE

4.7m x 3.06m (15'5" x 10'0")

(max) Having dormer style window to front elevation, further window to rear elevation and radiator.

### BEDROOM TWO

4.09m x 3.72m (13'5" x 12'2")

Having windows to front & rear elevations, coved ceiling, radiator and recess with hanging rail.

### BEDROOM THREE

6.7m x 2.76m (22'0" x 9'1")

Having dormer style window to front elevation and radiator.

### BATHROOM

2.93m x 1.62m (9'7" x 5'4")

Having two windows to rear elevation, heated towel rail, part tiled walls, wood effect flooring. extractor and built-in airing cupboard. Fitted with a suite comprising: panelled bath with electric shower fitting & anti-splash screen over, WC with concealed cistern and hand basin inset to vanity unit with cupboard under.

### SHOWER ROOM

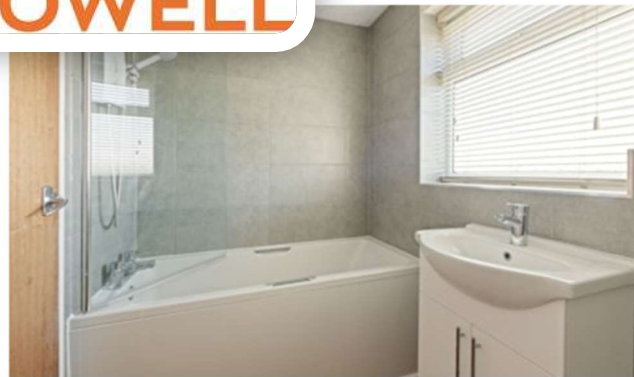
2.5m x 1.78m (8'2" x 5'10")

Having window to rear elevation, coved ceiling, heated towel rail, wood effect flooring, fully tiled shower enclosure with shower fitting, close coupled WC and pedestal hand basin.





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### EXTERIOR

To the front of the property there is a lawned garden with borders. A driveway provides off-road parking and leads to the:

### GARAGE

4.96m x 2.49m (16'4" x 8'2")

Having up-and-over door, light and power. Gated access to the:

### REAR GARDEN

Being enclosed and majority laid to lawn with borders. Having a concrete patio area, greenhouse and shed

### THE PLOT

The property occupies a plot of approximately 0.16 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

### 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 D.

### VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

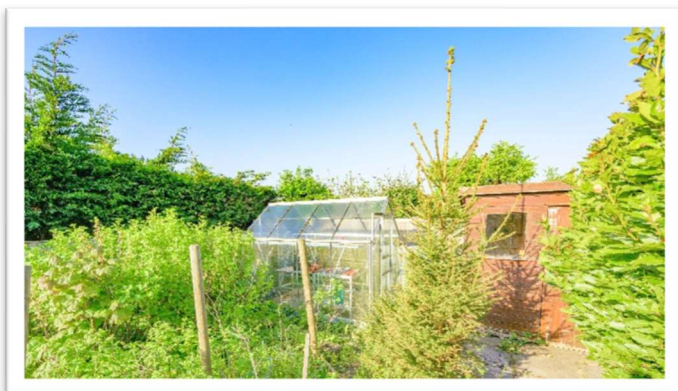
### AGENT'S NOTES

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.



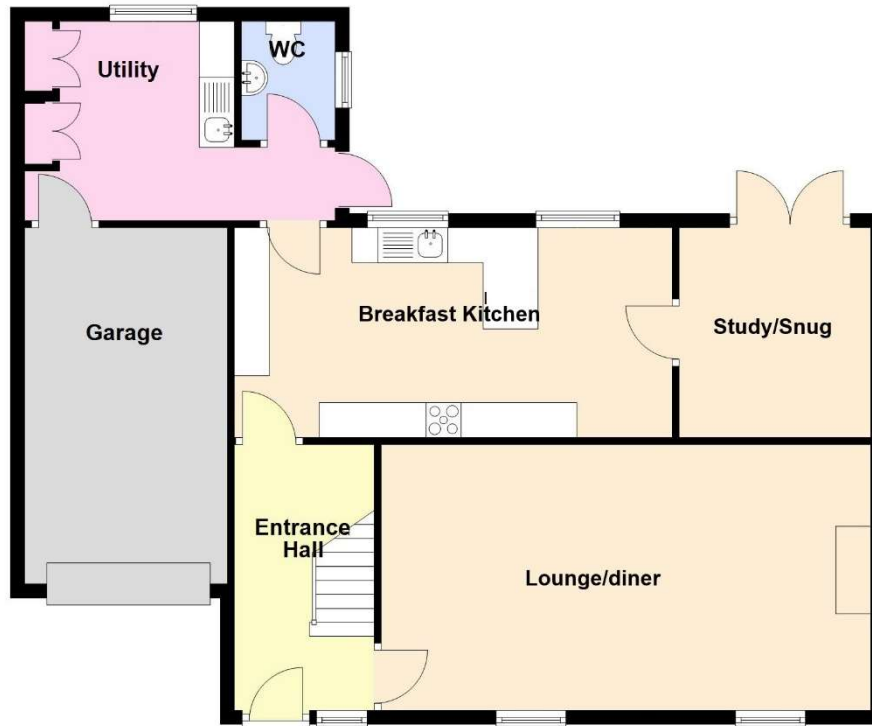




## Floorplan

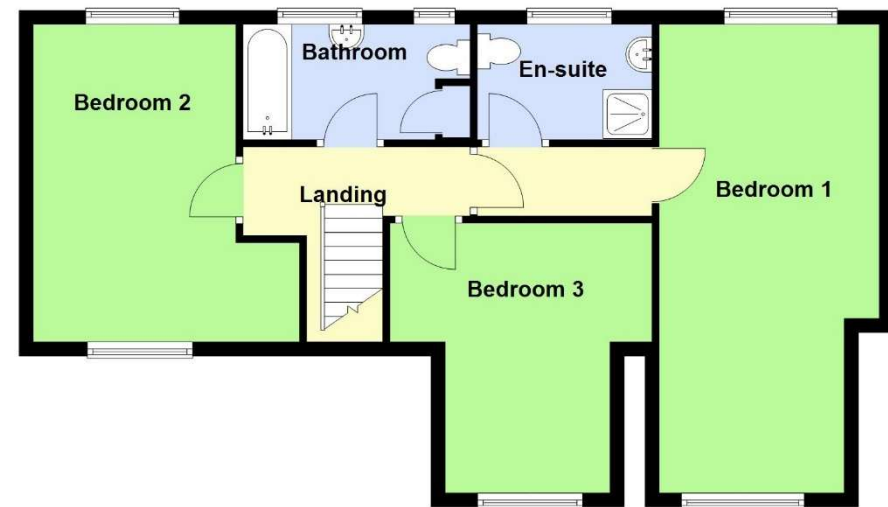
### Ground Floor

Approx. 91.2 sq. metres (981.4 sq. feet)



### First Floor

Approx. 65.6 sq. metres (705.9 sq. feet)



Total area: approx. 156.8 sq. metres (1687.3 sq. feet)



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