



4 Harrison Close, Horncastle, LN9 5ER



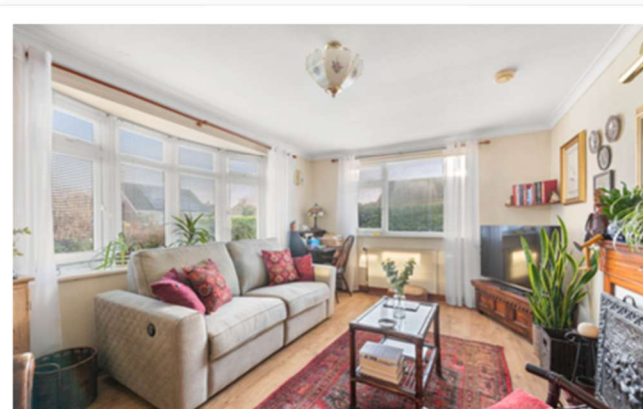
Freehold

£240,000



Key Features

- Detached bungalow
- Two double bedrooms
- Lounge & kitchen
- Garden room
- Driveway & garage
- Enclosed rear garden
- EPC rating D



 **NEWTON
FALLOWELL**



A detached bungalow on a good sized plot in a sought after residential cul-de-sac location. Having well presented accommodation comprising: porch, entrance hall, lounge, kitchen, garden room, two double bedrooms and wet room. Outside the property has an in-and-out driveway providing off-road parking, a garage and an enclosed rear garden. The property benefits from gas central heating and double glazing.

ACCOMMODATION

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

ENTRANCE PORCH

With further door through to the:

ENTRANCE HALL

Having built-in cupboard and access to roof space.

LOUNGE

4.64m x 3.37m (15'2" x 11'1")

Having bow window to front elevation, coved ceiling, window to side elevation, two radiators, laminate flooring and fireplace with marble back & hearth, inset electric fire and wooden surround.

KITCHEN

4.21m x 3.03m (13'10" x 9'11")

Having windows to side & rear elevations, 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, cupboards, drawer, space & plumbing for automatic washing machine under, tall unit to side housing integrated electric double oven with cupboards under & over. Work surface return with inset gas hob, drawers under, concealed cooker hood over. Further work surface return with drawers & wine rack under. Further work surface return with cupboards & drawers under, cupboards over.

GARDEN ROOM

4.77m x 3.92m (15'7" x 12'11")

Of sealed unit double glazed uPVC frame construction on brick walls with insulated polycarbonate roof. Having sliding door to rear elevation & garden, two radiators and laminate flooring.

BEDROOM ONE

3.72m x 3.37m (12'2" x 11'1")

Having window to front elevation, coved ceiling, radiator and laminate flooring.

BEDROOM TWO

3.05m x 2.85m (10'0" x 9'5")

Having window to rear elevation, coved ceiling, radiator and laminate flooring.

WET ROOM

2.51m x 1.65m (8'2" x 5'5")

Having window overlooking the garden room, radiator, tiled floor, tiled walls and wall mounted gas fired boiler providing for both domestic hot water & heating. Shower enclosure with electric shower fitting, close coupled WC and pedestal hand basin.

EXTERIOR

To the front of the property there is a large in-and-out block paved driveway which provides ample off-road parking and leads to the:





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GARAGE

Having up-and-over door, service door & window to rear, light and power.

REAR GARDEN

Being enclosed and majority laid to lawn with beds, borders and various trees including a walnut tree. Having a paved patio, gravelled area, garden shed and greenhouse.

THE PLOT

The property occupies a plot of approximately 0.14 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 C. We are advised that the garden room roof was fully insulated in 2023 and has a 10 year guarantee.

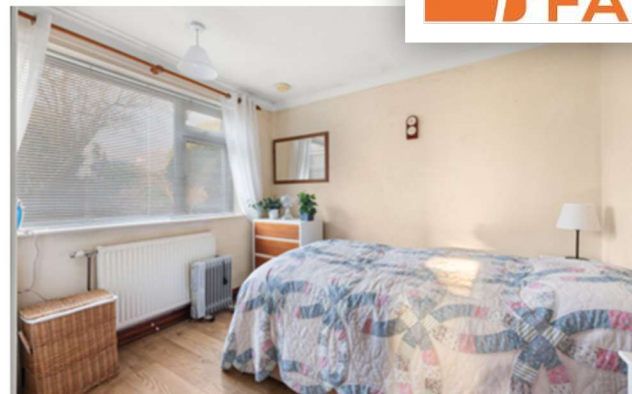
VIEWING

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



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