



38 Langton Hill, Horncastle, LN9 5AH



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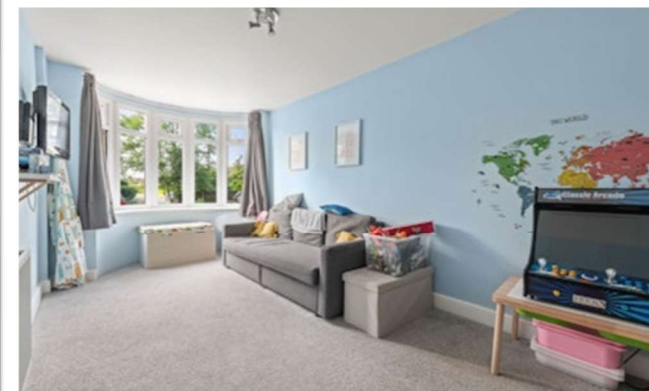
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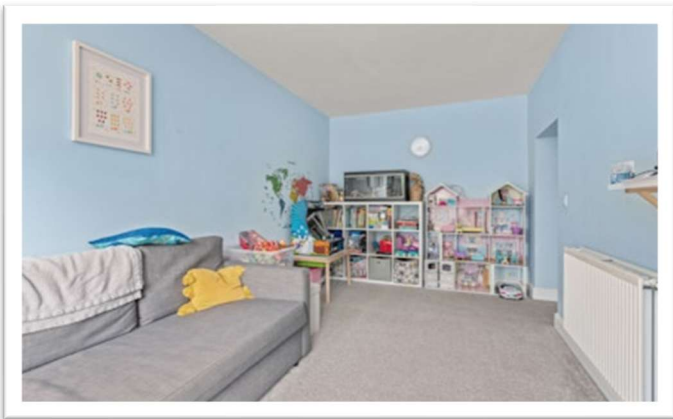
Offers over £325,000



Key Features

- Extended detached house
- Four bedrooms
- Lounge & sitting room
- Open plan living/dining/kitchen
- Utility & cloakroom
- Master bedroom with dressing room & en-suite
- Off-road parking to front
- Enclosed rear garden
- EPC rating TBC





An extended and much improved semi-detached house in a sought after location set in the well serviced historic market town of Horncastle. Having over 1,800 square feet of accommodation comprising: entrance hall, lounge, sitting room, open plan living/dining/kitchen, utility and cloakroom to ground floor. Master bedroom with en-suite & dressing room, three further bedrooms and bathroom to first floor. Outside the property has off-road parking to the front and an enclosed garden to the rear. The property benefits from gas central heating and double glazing.



ACCOMMODATION

Porch recess with part glazed front entrance door through to the:

ENTRANCE HALL

Having radiator, tiled floor, built-in cupboard and staircase rising to first floor.

LOUNGE

3.62m x 3.56m (11'11" x 11'8")

Having bay window to front elevation, radiator, picture rail and fireplace recess with tiled hearth and inset wood burner.

SITTING ROOM

5.3m x 3.21m (17'5" x 10'6")

Having bay window to front elevation and radiator.



 **NEWTONFALLOWELL**





OPEN PLAN LIVING/DINING/KITCHEN 7.82m x 7.05m (25'8" x 23'1")

(max) Having window to rear elevation, bi-fold doors to rear elevation & garden, three roof windows, inset ceiling spotlights, two radiators, wood effect laminate flooring and fireplace recess with tiled hearth and inset wood burner. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: sink with drainer & mixer tap inset to work surface, integrated dishwasher & cupboards under, cupboards, glazed display units and integrated microwave over. Range of tall units incorporating two integrated electric ovens and space for american style fridge/freezer. Island unit with breakfast bar to one side, inset electric hob, cupboards & drawers under, ceiling extractor over.

UTILITY 3.38m x 1.26m (11'1" x 4'1")

Having part glazed door to side elevation, work surface with space & plumbing for automatic washing machine under.

CLOAKROOM

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



FIRST FLOOR LANDING

MASTER BEDROOM

4.89m x 3.09m (16'0" x 10'1")

Having window to rear elevation and radiator.

DRESSING ROOM

3.18m x 3.09m (10'5" x 10'1")

Having window to front elevation and radiator.

EN-SUITE

2.51m x 1.87m (8'2" x 6'1")

Having window to side elevation, inset ceiling spotlights, heated towel rail, tiled walls, tiled floor and extractor. Fitted with a suite comprising: shower enclosure with mixer shower fitting, close coupled WC and hand basin with cupboard under.



BEDROOM TWO

3.8m x 3.6m (12'6" x 11'10")

Having window to rear elevation and radiator.

BEDROOM THREE

3.54m x 3.13m (11'7" x 10'4")

Having window to front elevation and radiator.

BEDROOM FOUR

2.76m x 2.38m (9'1" x 7'10")

Having window to front elevation, radiator and built-in wardrobe.

BATHROOM

2.4m x 2.29m (7'11" x 7'6")

Having window to rear elevation, inset ceiling spotlights, heated towel rail, part tiled walls, tiled floor and extractor. Fitted with a suite comprising: shaped bath with electric shower fitting & anti-splash screen over, close coupled WC and counter basin with mixer tap on unit with drawers under and mirrored cabinet over.



EXTERIOR

A block paved driveway leads to the front of the property where there is a gravelled area providing off-road parking and a lawned garden with a garden shed and wood store.

REAR GARDEN

Being enclosed and having a part covered paved patio leading to a decked seating area and a lawned garden.

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.

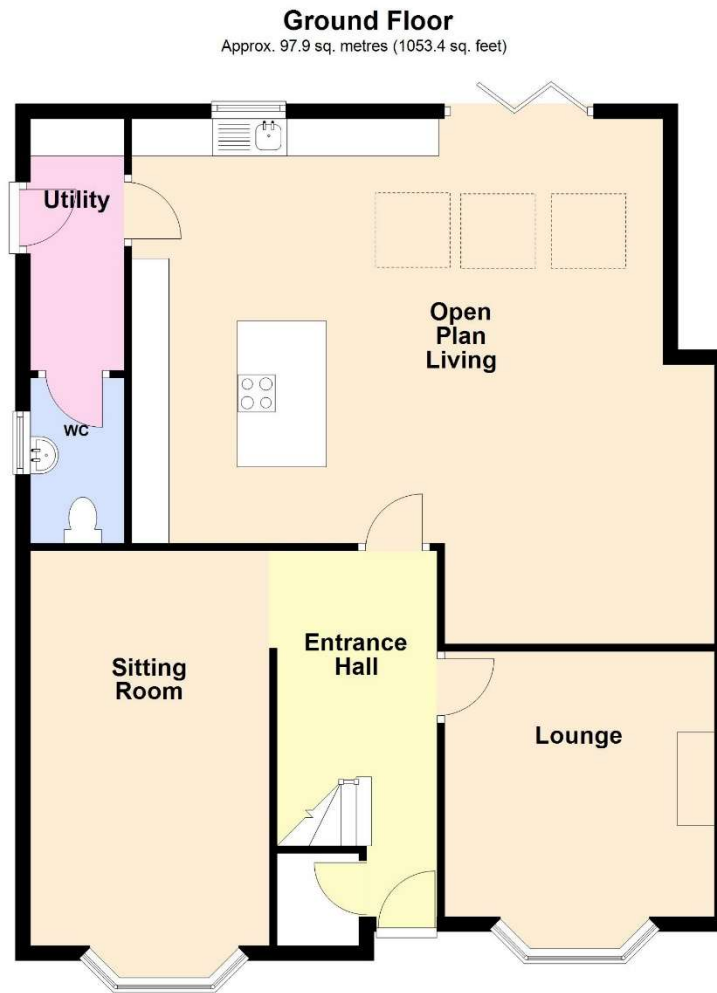
AGENT'S NOTES

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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



Total area: approx. 176.3 sq. metres (1897.3 sq. feet)



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