



59 Banovallum Gardens

Horncastle

M A S O N S
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59 Banovallum Gardens

Horncastle, LN9 6RF

Ideal first home or buy to let

Modern home with DG windows and Gas CH

Parking to front

Smartly presented ready to move in

Lounge and Kitchen diner

2 generous bedrooms

Bathroom

Enclosed rear garden with shed

Located in a popular market town with excellent transport links

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Located on a sought-after residential road in Horncastle, this modern two-bedroom terraced home is well presented throughout and perfectly suited to first-time buyers or young families. The ground floor offers a bright, spacious front lounge and a well-proportioned kitchen/diner to the rear. Upstairs, you will find two generous bedrooms along with a family bathroom. Outside, the property provides off-road parking at the front, as well as an enclosed rear garden laid to lawn with paved areas. Additional features include uPVC double glazing and gas central heating.





Ground Floor

Having part-glazed uPVC door into the spacious lounge with recent decoration and carpeted floor. Staircase leading to the first floor with understairs cupboard and door through to the spacious kitchen diner, having a good range of base and wall units with built-in oven and gas hob. Stainless steel sink, space and plumbing for a washing machine and under-counter fridge or tumble dryer, space to side for dining table and having the Worcester gas fired boiler, which is serviced on a regular basis. Window and door to rear garden.

First Floor

Off the landing is the double bedroom to the front with carpeted floor, attractive decoration and a storage cupboard to the side. At the rear is the second bedroom which is a generous single room with window overlooking the garden, adjacent which is the family bathroom comprising wash hand basin, WC, bath with hand shower attachment and shower screen, frosted window and vinyl cushion flooring with an airing cupboard fitted with shelving and hot water cylinder.





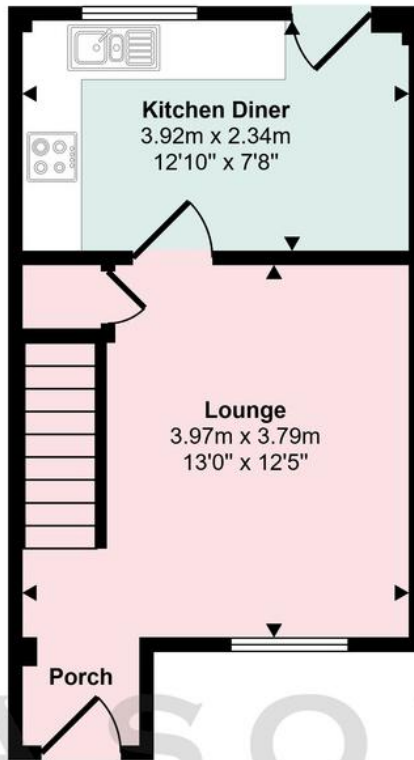


Outside

At the front is paved parking for one vehicle with an adjacent shingled area providing further space for a small car if required and paved path to the front door, while at the rear is a fully enclosed rear garden with high-level fencing to all perimeters. Paved patio at the rear and front with a central grassed area, mature trees and garden shed to corner. There is also a pedestrian gate giving access back to the public highway.

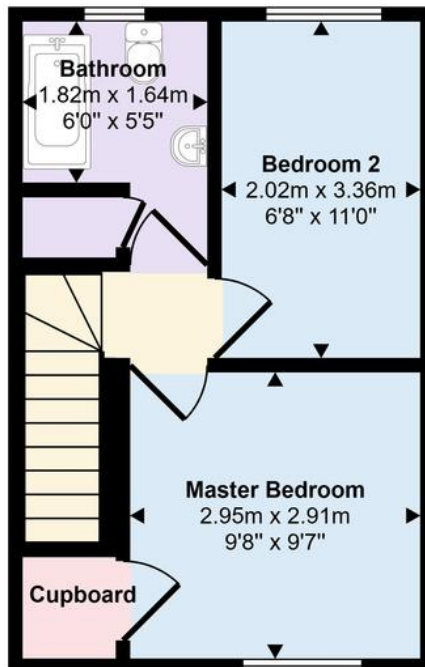


Approx Gross Internal Area
52 sq m / 555 sq ft



Ground Floor

Approx 26 sq m / 280 sq ft



First Floor

Approx 26 sq m / 275 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.

Horncastle

Vibrant Living in the Wolds

Rich in history, Horncastle traces its roots back to Roman times and has since grown into a bustling town renowned for its abundance of antique shops. Residents of Langton benefit from easy access to Horncastle's excellent amenities, including a variety of eateries, supermarkets, health centres, pubs, and takeaways. Sports enthusiasts can enjoy the nearby tennis, cricket, and rugby clubs, as well as an impressive 18-hole golf course just a short drive away. Families in Langton have access to outstanding education, with schools such as Horncastle Primary, Banovallum School, Queen Elizabeth's Grammar School, and Horncastle College. The village is well connected, with the A158 providing a direct route to Lincoln, just 18 miles away. Additionally, Langton is within reach of the stunning East Lincolnshire Coast and the scenic Lincolnshire Wolds, making it a desirable and well-located rural retreat.





Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.



Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band A

Services Connected

We are advised that the property is connected to mains gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///happening.fillings.arrival

Directions

From the centre of Horncastle at the traffic lights, travel east out of the town on East Street, A158, as it progresses into Spilsby Road and take the right turning into Winceby Gardens, then take the second right into Banovallum Gardens and follow the road for some distance, around the left hand bend and the property will shortly be found on the left-hand side.

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage.

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