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Horncastle Road, Goulceby



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property it must be


lovelle



£360,000



Located in the popular Wolds village of Goulceby is this deceptively spacious three double bedroom detached bungalow sitting on a private, lawned corner plot. The well planned accommodation briefly comprises of entrance hall, lounge, inner hallway, dining room, kitchen, rear lobby, three double bedrooms, family bathroom, ensuite shower room and attached single garage. The property benefits from oil fired central heating and fully uPVC double glazed windows.

Key Features

- Popular Wolds Village Location
- Well Maintained Corner Plot
- Deceptively Spacious Detached Bungalow
- Lounge with Cast Iron Log Burner
- Open Plan Kitchen Diner
- Three Double Bedrooms
- Bathroom & Ensuite Shower Room
- Driveway & Garage
- Private Gardens
- EPC rating E
- Tenure: Freehold





Entrance Hall

2.8m x 1.2m (9.07ft x 4.06ft)

UPVC entrance door to the front elevation. Wall mounted alarm system. Radiator. Door leading to the lounge.

Lounge

3.7m x 4.9m (12.09ft x 16ft)

Bow uPVC double glazed window to the front elevation. Coving to the ceiling. TV aerial and telephone points. The focal point of the lounge is the stunning tiled inglenook fireplace incorporating a cast iron multi fuel burner (which contributes towards the central heating as well as the Oil boiler) sat on a tiled hearth with a wooden fire surround. Radiators. Door leading through to the inner hallway.

Inner Hallway

Access to the loft space via the pull down loft hatch. The loft currently houses the hot water cylinder. Doors leading from the inner hallway to the dining room, all three bedrooms and the family bathroom.

Dining Room

2.4m x 2.7m (8.03ft x 9.02ft)

Coving to the ceiling. The dining room is open through to the kitchen area. Radiator.

Kitchen

2.1m x 7.3m (7.01ft x 24.1ft)

Dual aspect uPVC double glazed windows in the form of one window to the rear and two to the side. Coving to the ceiling. Fitted with a range of wall and base units with complementary worksurface over incorporating a one and a half bowl composite sink unit with drainer and stainless steel mixer tap along with water softener and filtration system. Tiling to splash areas. Fitted double oven to face height, four ring ceramic electric hob with chimney style extractor over. Plumbing for under counter washing machine, dishwasher and tumble dryer. Radiator. Double doors opening to the storage room which measures at 4"05' x 7"11'. Door leading from the kitchen to the rear lobby.

Rear Lobby

1.8m x 1.2m (6.03ft x 4.05ft)

UPVC entrance to the rear elevation.

Bedroom One

3.1m x 3.1m (10.1ft x 10.11ft)

UPVC double glazed window to the rear elevation. Coving to the ceiling. Radiator.

Ensuite Shower Room

2.2m x 0.6m (7.06ft x 2.08ft)

UPVC double glazed window to the side elevation. Coving to the ceiling. Fitted with a three piece suite comprising of a enclosed shower cubicle with electric Mira shower, close coupled dual flush WC and wall mounted wash hand basin. Attractive tiling to splash areas. Extractor fan. Heated towel rail and radiator.

Bedroom Two

3.1m x 4.3m (10.1ft x 14ft)

Dual aspect uPVC double glazed windows to the front and side elevation. Coving to the ceiling. Fitted with a large double wardrobe made up of shelving and rails accessed by two large sliding doors. Radiator.

Bedroom Three

3.7m x 3.1m (12.08ft x 10.1ft)

UPVC double glazed window to the rear elevation. Wall to wall fitted wardrobes consisting of rails and shelving and a radiator allowing it to act as an airing cupboard, accessed by four large sliding doors. Radiator to the room.

Family Bathroom

2.1m x 2.2m (7ft x 7.06ft)

UPVC double glazed window to the side elevation. Coving to the ceiling. Fitted with a three piece suite comprising of a panelled bath with stainless steel mixer tap and handheld shower attachment, close coupled dual flush WC and vanity wash hand basin with stainless steel mixer tap and storage below. Extractor fan. Attractive tiling to splash areas. Radiator.

Outside

Badgers holt sits on a spacious corner plot which can be accessed off Horncastle Road via the driveway which leads to the attached garage. The front side and rear gardens are all laid to lawn and play host to a wide array of well maintained trees, shrubs and flower beds scattered throughout. Feature pond. External lights and outside tap.

Large enclosed paved patio area to the rear of the bungalow which can be accessed via one of two timber gates or from the rear lobby within the property. Behind the patio area are two timber garden sheds with one of them benefiting from lighting and power, a log store, greenhouse and the oil storage tank.

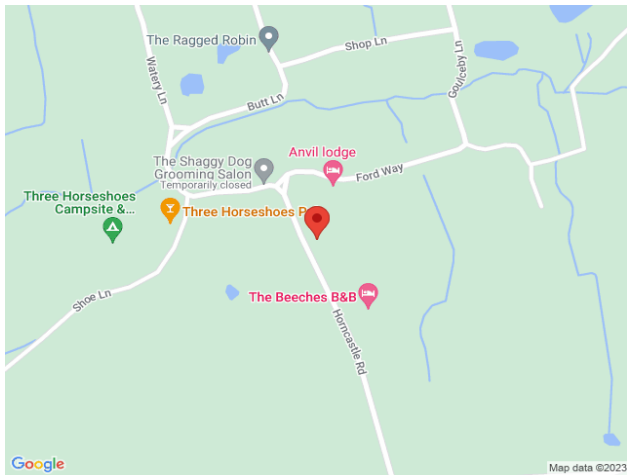
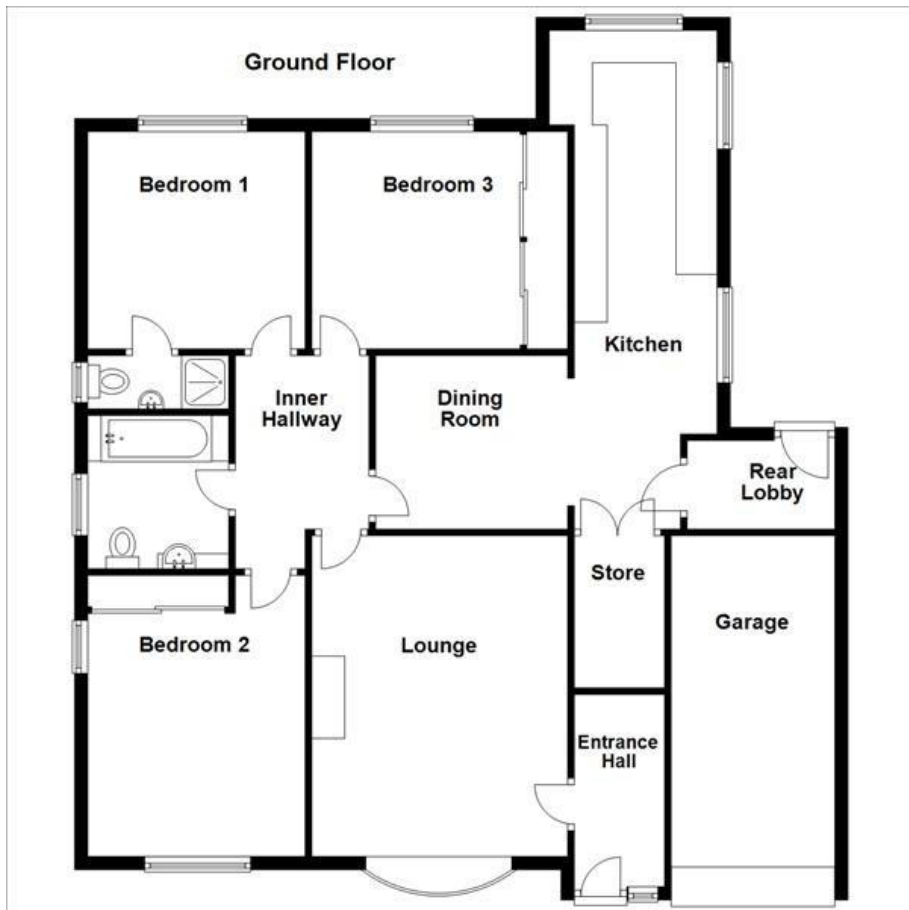
Garage

2.5m x 5.2m (8.06ft x 17.05ft)

The garage can be accessed via the up and over garage door to the front. The garage benefits from light and power points and is host to the oil fired central heating boiler and wall mounted electric consumer unit.







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01507 603 366

louth@lovelle.co.uk

