



**10 Carlisle Gardens,
Horncastle, LN9 5LP**



Book a Viewing!

£490,000

Five Bedroom Family Home in a Prime Horncastle Setting - No Chain | Large Corner Plot | Double Garage

Tucked away in a quiet cul-de-sac just off Low Toynton Road, this substantial five bedroom detached home offers the perfect blend of space, location and versatility, ideal for growing families or those needing room to work from home. Set on a generous corner plot, the property enjoys a large frontage with parking for several vehicles, an integrated double garage and a private rear garden that's perfect for children, pets or summer entertaining. Step inside and you'll find bright, well-balanced accommodation throughout. The ground floor includes a welcoming entrance hallway, spacious lounge with double doors to the garden, a versatile dining/family room, a sociable kitchen diner, and a handy downstairs WC. Upstairs, five bedrooms provide plenty of flexibility. The main and second bedrooms both have en-suite shower rooms, while bedroom five makes an ideal home office or nursery. A well-sized family bathroom completes the layout. All of this, just a short walk from Horncastle town centre, excellent schools including Queen Elizabeth's Grammar School and open countryside walks.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - East Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Horncastle sits at the heart of Lincolnshire, halfway between the Cathedral City of Lincoln and the county's famous sandy beaches. Known as the 'gateway to the Lincolnshire Wolds', Horncastle is surrounded by countryside and is on the edge of the Lincolnshire Wolds, recognised for its outstanding natural beauty. The town has a wide variety of facilities you would expect in a market town including a host of shops, supermarkets, doctors, vets, dentist, pharmacy, butchers, bakery's, banks, hairdressers/barbers, takeaways, fish & chips, Costa Coffee and variety of places to eat with a selection of restaurants, tea rooms & cafes, pubs & bars.



There is a wide variety of smaller shops and boutiques as well as the town being known for its Antique shops. Furthermore, there is a leisure complex with a swimming pool & gym, cricket club and football club. There is a nursery, primary schooling, grammar school and an academy secondary school. The town is located approx. 25 miles from Lincoln with Train Links to London and also approx. 22 miles from the coast. The popular resort village of Woodhall Spa is also a short drive away (approx 6 miles).

ACCOMMODATION

HALLWAY

With composite external door, stairs to the first floor and radiator.

WC

With timber window, tiled flooring, low level WC and wash hand basin.

LOUNGE

23' 4" x 12' 6" (7.11m x 3.81m), with UPVC double glazed window, UPVC double glazed doors with windows to both sides overlooking the rear garden, fireplace with gas fire inset and two radiators.

FAMILY ROOM / DINING ROOM

10' 8" x 10' 7" (3.25m x 3.23m), with UPVC double glazed bay window and radiator.

KITCHEN DINER

16' 8" x 13' 8" (5.08m x 4.17m), with UPVC double glazed window and sliding doors to the rear garden, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashback, stainless steel sink unit and drainer, Range cooker with seven ring gas hob, integrated dishwasher, integral fridge freezer, centre island incorporating a further range of base units with work surface over, spotlighting and radiator.

FIRST FLOOR LANDING

With UPVC double glazed window, banister rail and airing cupboard housing the hot water cylinder.

BEDROOM 1

17' 7" x 14' 8" (5.36m x 4.47m), with two UPVC double glazed windows and radiator.

EN-SUITE

8' 1" x 4' 3" (2.46m x 1.3m), with tiled flooring, partly tiled walls, low level WC, wash hand basin, shower cubicle, heated towel rail and extractor fan.





BEDROOM 2

14' 8" x 14' 7" (4.47m x 4.44m), with UPVC double glazed window and radiator.

EN-SUITE

7' 11" x 5' 6" (2.41m x 1.68m), with timber window, tiled flooring, fully tiled walls, low level WC, wash hand basin, shower cubicle, heated towel rail and extractor fan.

BEDROOM 3

14' 1" x 8' 11" (4.29m x 2.72m), with UPVC double glazed window, laminate flooring and radiator.

BEDROOM 4

12' 1" x 9' 0" (3.68m x 2.74m), with UPVC double glazed window, laminate flooring and radiator.

BEDROOM 5 / STUDY

10' 3" x 7' 0" (3.12m x 2.13m), with UPVC double glazed window, laminate flooring and radiator.

BATHROOM

7' 11" x 7' 1" (2.41m x 2.16m), with timber window, tiled flooring, low level WC, wash hand basin, bath with tiled surround and mains shower over, heated towel rail and extractor fan.

OUTSIDE

To the front of the property there are gravelled gardens with a wide variety of mature plants, shrubs and trees and a block paved driveway providing off road parking and gives access to the integrated double garage. There is access to the side of the property leading to the rear garden with a hardstanding area, greenhouse and vegetable plots to the side and rear. To the side of this area are the lawned gardens which are surrounded by a range of mature plants and shrubs, a patio seating area, raised garden pond and a summer house.

DOUBLE GARAGE

With two electric roller doors, base unit with work surface over, plumbing and spaces for washing machine and tumble dryer and a gas fired central heating boiler.





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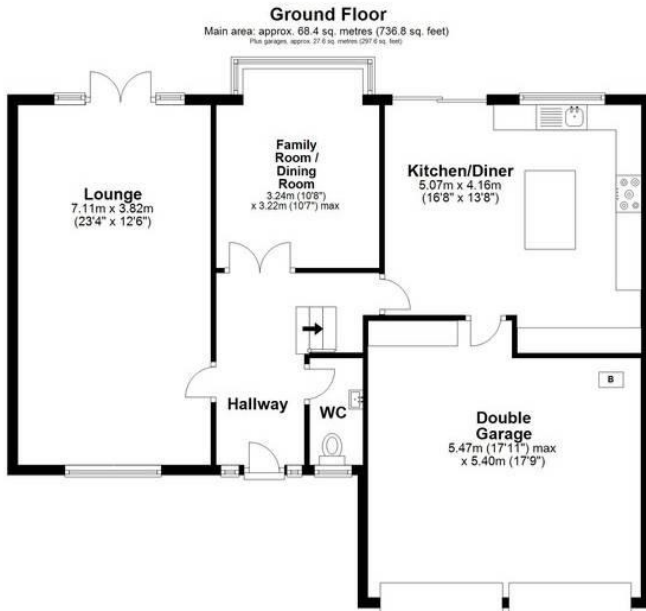
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We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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Main area: Approx. 169.7 sq. metres (1827.2 sq. feet)

Plus garages, approx. 27.6 sq. metres (297.6 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.



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