

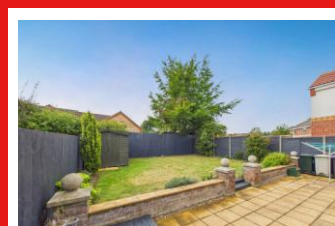


***90 Banovallum Gardens,
Horncastle, LN9 6RF
Offers In Excess Of £239,950***



- Highly Desirable Family Home
- Beautifully Appointed Throughout
- Superb Fitted Dining Kitchen
- 3 Bedrooms, Bathroom
- Garage & Low Maintenance Garden
- Internal Inspection Recommended

Offering to the market an immaculately maintained and highly desirable detached three-bedroom family home, offering spacious and stylish living throughout. The beautifully appointed dining kitchen features patio doors opening onto a fully enclosed, south-facing rear garden-perfect for entertaining and family life. To the front, the property benefits from a garage and ample off-road parking. Early internal viewing is highly recommended by the selling agent.



Woodhall Spa - 01526 353185
www.waltersestateagents.co.uk





RECEPTION HALL Having staircase to the first floor, radiator, wood flooring, smoke detector.

LOUNGE 13' 7" x 12' 10" (4.14m x 3.91m) Having radiator, in-set ceiling lights, under stairs storage cupboard, TV and telephone points. Open access to:

DINING KITCHEN 16' 2" x 10' 6" (4.93m x 3.2m) Having 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over with concealed lights. Built-in electric double oven and grill, four ring ceramic induction hob with extractor fan, integral fridge and separate freezer, integral dishwasher. Two radiators, wood flooring, in-set ceiling lights and uPVC sealed double glazed double doors to the rear garden.



UTILITY ROOM 6' 10" x 5' 11" (2.08m x 1.8m) Having worktops with space and plumbing under for washing machine and space for tumble dryer, wall cupboards over, fitted storage cupboard, uPVC sealed double glazed rear entrance door, wood flooring, radiator and in-set ceiling lights.

CLOAKROOM off, having low level WC, pedestal hand basin, wood flooring, radiator and in-set ceiling lights.

FIRST FLOOR LANDING With built-in airing cupboard, shelved and with radiator, access to the roof void.

BEDROOM ONE 10' 5" x 8' 8" (3.18m x 2.64m) With radiator, built-in double wardrobe and TV point.

BEDROOM TWO 10' 8" x 8' 7" (3.25m x 2.62m) Having radiator.

BEDROOM THREE 7' 4" x 6' 9" (2.24m x 2.06m) With radiator and built-in over stairs storage cupboard.

BATHROOM 10' 9" x 5' 7" (3.28m x 1.7m) Having panelled bath with shower over, side splash screen, pedestal hand basin and low level WC. Wood effect flooring, heated towel rail, in-set ceiling lights, extractor fan, two single wall cupboards and wall mirror.

OUTSIDE - GARAGE 16' 2" x 9' 6" (4.93m x 2.9m) Having up-and-over door and with power and light connected.

THE GARDENS The property is approached over a tarmac driveway providing off road parking together with gravel garden providing extra parking space, established shrub bed. Paved pathways lead down the side to the fully enclosed rear south-facing garden with paved patio area and timber decking area with a low level wall leading to the lawn garden. Timber and felt garden store shed is also included in the sale.

OUTGOINGS - The property is situated within the East Lindsey District Council and we are advised is in Property Band C.

POSSESSION - Vacant possession will be given on completion.

FIXTURES AND FITTINGS - All those detailed are included in the sale as are the fitted carpets.

VIEWING - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters.





Floor plans are to show layout only and are not drawn to scale.

MONEY LAUNDERING REGULATIONS: Under the Money Laundering Rules 2007, The Proceeds of Crime Act 2002 and The Terrorism Act 2000 the Agent is legally obliged to verify the identity of the Client through sight of legally recognised photographic identification (e.g. passport, photographic drivers licence) and documentary proof of address

BUILDING MEASUREMENTS: All building measurements have been taken in accordance with the RICS code of measuring practice

DISCLAIMER: Walter's- have not tested any apparatus, equipment, fixtures, fittings or services so cannot verify that they are in working order. The purchaser is advised to obtain verification from their Solicitor or Surveyor. Where internal photographs are shown, they are to portray the layout. Please check to confirm if items are included in the purchase price.

MISREPRESENTATION ACT 1967 NOTICE: Whilst every care is taken to ensure the accuracy of these particulars, -Walter's-, for themselves and for the vendors/lessors of this property whose agents are, give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of - Walter's- or their client. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Their client does not make or give, and neither -Walter's- nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.

