



8 Harrison Close, Horncastle, LN9 5ER



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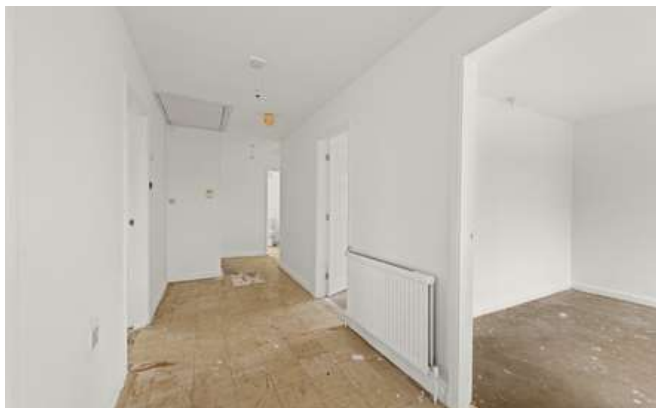
Freehold

Offers in excess of £225,000



## Key Features

- Detached bungalow
- Three bedrooms
- Lounge & dining kitchen
- Utility/sun room & bathroom
- Driveway & detached garage
- Enclosed rear garden
- NO CHAIN
- EPC rating E





A detached bungalow at the end of a cul-de-sac and on a good sized plot. Having accommodation comprising: entrance hall, lounge, dining kitchen, rear hall, utility/sunroom, three bedrooms & bathroom. Outside the property has a front garden, a driveway, a detached garage and enclosed rear garden. The property benefits from gas central heating and majority double glazing. NO CHAIN

### ACCOMMODATION

Part glazed uPVC front entrance door with side screen through to the:

### ENTRANCE HALL

Having radiator, access to roof space and built-in cupboard.

### LOUNGE

4.6m x 3.75m (15.1ft x 12.3ft)

Having window to front elevation, radiator and brick-built fireplace with tiled hearth.

### DINING KITCHEN

6.32m x 3.75m (20.7ft x 12.3ft)

Having window & french doors to side elevation and radiator. Fitted with a range of base & wall units with work surfaces comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboard & appliance space under. Work surface return with space for electric cooker, cupboards, drawers & appliance space under, cupboards & extractor over.

### REAR HALL

Having door to side elevation and door to the:

### UTILITY/SUN ROOM

3.75m x 3.7m (12.3ft x 12.1ft)

Having windows to both sides & rear elevations.

### BEDROOM ONE

3.4m x 3.25m (11.2ft x 10.7ft)

Having window to front elevation and radiator.

### BEDROOM TWO

3.25m x 2.8m (10.7ft x 9.2ft)

Having window to side elevation and radiator.

### BEDROOM THREE

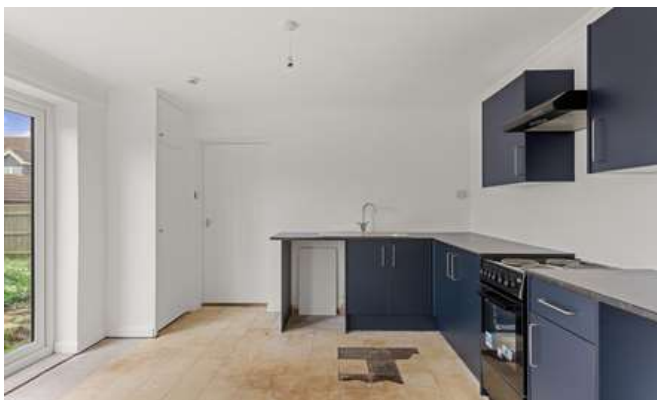
3.23m x 2.3m (10.6ft x 7.5ft)

Having window to rear elevation and radiator.

### BATHROOM

2.7m x 1.84m (8.9ft x 6ft)

Having window to rear elevation, radiator, panelled bath, close coupled WC and pedestal hand basin.



## EXTERIOR

To the front of the property there is a gravelled garden area (currently overgrown) with a paved footpath leading to the front entrance door. A gravelled driveway (currently overgrown) extends down the side of the property to the:

## DETACHED GARAGE

Having up-and-over door.

## REAR GARDEN

Being enclosed (currently overgrown) with a garden shed and a paved patio accessed from the French doors in the dining kitchen.

## THE PLOT

The property occupies a plot of approximately 0.16 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

## SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler served by radiators and the property is majority double glazed. The current council tax is band C.





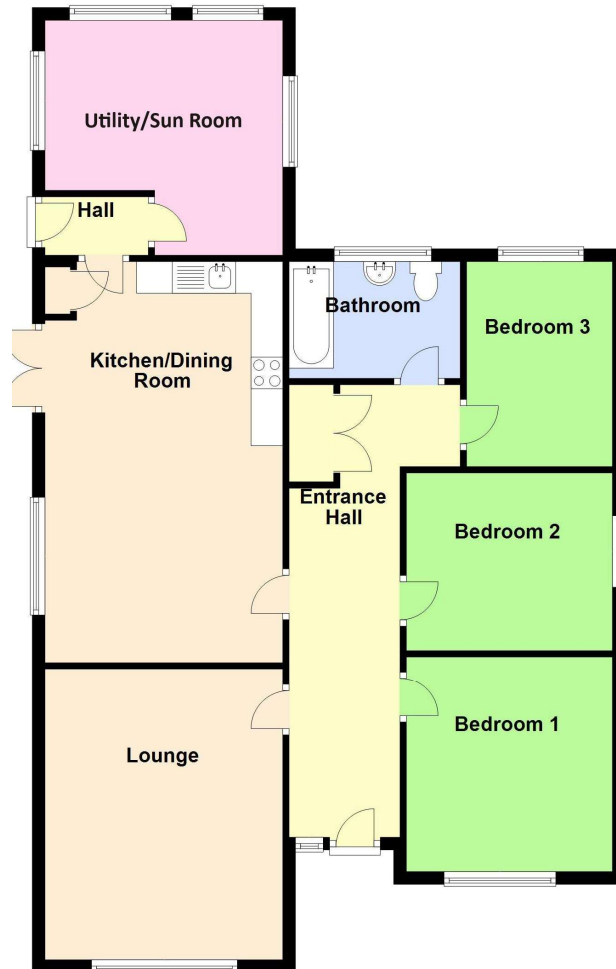


 **NEWTON  
FALLOWELL**

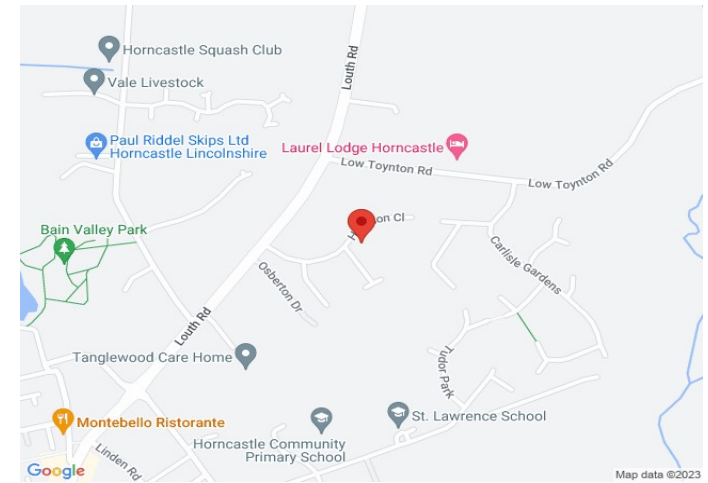




## Floorplan



Total area: approx. 104.6 sq. metres (1125.8 sq. feet)



### VIEWING

By appointment with Newton Fallowell - telephone 01507 499488.

### AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



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