



The Hawthorns, 3 Elder Tree Way, Horsington, LN10 5EX



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Freehold

£360,000



Key Features

- Detached bungalow
- Three bedrooms
- Lounge & dining kitchen
- Utility & cloakroom
- En-suite & bathroom
- Driveway & garage
- Enclosed rear garden
- Plot approx. 0.26 acre (STS)
- EPC rating D





A detached bungalow set in the village of Horsington, being approximately four miles north of Woodhall Spa and Horncastle with all their amenities. The property is on a good sized plot of approximately 0.26 acre, subject to survey and has an open field to the rear.

Having particularly well presented accommodation comprising: entrance hall, lounge, 24' dining kitchen with integrated appliances, utility, cloakroom, master bedroom with en-suite, two further bedrooms and family bathroom. Outside the property has a lawned front garden, a driveway providing ample off-road parking, a detached double garage and an attractive enclosed rear garden. The property benefits from oil fired central heating and double glazing.

ACCOMMODATION

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

ENTRANCE HALL

Having coved ceiling, wood effect flooring, access to roof space and built-in airing cupboard housing oil fired boiler providing for both domestic hot water & heating.

LOUNGE

5.87m x 4.47m (19'4" x 14'8")

Having window to front elevation, coved ceiling, two radiators, television aerial & telephone connection points and feature fireplace with limestone hearth, inset LPG wood burner effect fire and oak beam over. Part glazed double doors through to the:

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DINING KITCHEN

7.49m x 3.25m (24'7" x 10'8")

Forming two areas comprising:

DINING AREA

Having sliding patio doors to rear elevation & garden, coved ceiling, radiator and wood effect flooring.

KITCHEN AREA

Having window to rear elevation, coved ceiling with inset ceiling spotlights, radiator and wood effect flooring. Fitted with a range of base & wall units with quartz work surfaces & tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards & integrated dishwasher under, cupboards over. Work surface return with inset LPG hob, drawers under, cupboard & stainless steel cooker hood over. Further wood block work surface with cupboards under and breakfast bar to one side. Range of tall units with integrated electric double oven & integrated fridge/freezer.

UTILITY

3.24m x 1.50m (10'7" x 4'11")

Having part glazed door to rear elevation, coved ceiling, radiator, wood effect flooring, work surface with inset stainless steel sink & drainer, cupboard, space & plumbing for automatic washing machine & tumble dryer under, cupboards over.



CLOAKROOM

Having window to rear elevation, coved ceiling, radiator, wood effect flooring, close coupled WC and pedestal hand basin.

MASTER BEDROOM

4.18m x 3.66m (13'8" x 12'0")

Having window to front elevation, coved ceiling, radiator and freestanding wardrobe (included in sale).

EN-SUITE

1.88m x 1.72m (6'2" x 5'7")

Having window to side elevation, coved ceiling, heated towel rail, wood effect flooring, fully tiled shower enclosure with mixer shower fitting, close coupled WC and hand basin inset to vanity unit with cupboard under and tiled splashback.



BEDROOM TWO

3.26m x 3.14m (10'8" x 10'4")

Having window to rear elevation, coved ceiling, radiator and freestanding wardrobe (included in sale).

BEDROOM THREE

2.95m x 2.87m (9'8" x 9'5")

Having window to front elevation, coved ceiling, radiator and telephone connection point.

FAMILY BATHROOM

2.25m x 1.85m (7'5" x 6'1")

Having window to side elevation, coved ceiling, heated towel rail, part tiled walls and wood effect flooring. Fitted with a white suite comprising: panelled bath with shower fitting & anti-splash screen over, close coupled WC and hand basin inset to vanity unit with cupboard under.



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EXTERIOR

To the front of the property there is a shaped lawn with borders. A gravelled driveway provides ample off-road parking and leads to the:

DETACHED DOUBLE GARAGE

Of brick & tile construction with two up-and-over doors, light and power.

To the side of the property there is an area of hardstanding which is enclosed by fencing and has two garden sheds.

REAR GARDEN

Being enclosed and having a shaped lawn with established borders, block paved patio & path, raised planter and summerhouse.

THE PLOT

The property occupies a plot of approximately 0.26 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 electricity, water and drainage connected. Heating is via an oil fired boiler serving radiators and the property is double glazed. The current council tax is band D. We are advised that all the electrics & plumbing was redone approximately five years ago.

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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Floorplan



Total area: approx. 118.8 sq. metres (1278.8 sq. feet)



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