



Tudor Rose, Southfield Place, Horncastle, LN9 6EN



Freehold

£260,000



Key Features

- Detached bungalow
- Two double bedrooms
- Lounge & conservatory
- En-suite & shower room
- Driveway & garage
- Enclosed rear garden
- EPC rating D





A detached bungalow on a good sized plot. Located at the end of a quiet cul-de-sac down a private roadway and within walking distance to Horncastle Town Centre. Having well presented accommodation comprising: entrance hall, lounge, dining kitchen, conservatory, master bedroom with en-suite, further double bedroom and shower room. Outside the property has a driveway providing off-road parking, a garage and an enclosed rear garden.



ACCOMMODATION

Part glazed side entrance door through to the:

ENTRANCE HALL

Having coved & textured ceiling, radiator, wood effect flooring, two built-in cupboards, access to roof space and door to conservatory.

LOUNGE

5.95m x 4.79m (19'6" x 15'8")

Having window to side elevation, sliding patio doors to rear elevation & garden, coved & textured ceiling, two radiators, dado rail, wall light points and fireplace with marble back & hearth, inset electric living flame style fire and wooden surround.



DINING KITCHEN

5.35m x 3.16m (17'7" x 10'5")

Having window to front elevation, part glazed door to side elevation, coved & textured ceiling with inset ceiling spotlights, radiator and wood effect flooring. Fitted with a range of base & wall units with work surfaces, upstands & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards, tray recess and space for dishwasher under. Work surface return with inset gas hob, cupboards & drawers under, cupboards & cooker hood over, tall unit to side housing integrated electric double oven with cupboards under and over, further tall unit to side. Further work surface with cupboards, drawers & open-ended shelving under, glazed display units & open-ended shelving over, tall larder style unit to side and space for upright fridge/freezer to other side.

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CONSERVATORY

3.79m x 3.42m (12'5" x 11'2")

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having french doors to rear garden, radiator, ceiling fan/light fitting and tiled floor.

MASTER BEDROOM

4.13m x 3.01m (13'6" x 9'11")

Having window to front elevation, coved & textured ceiling, radiator, wall light points and range of built-in wardrobes.

EN-SUITE

2.27m x 1.43m (7'5" x 4'8")

Having window to front elevation, radiator, tiled walls, tiled floor, shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.

BEDROOM TWO

3.03m x 2.73m (9'11" x 9'0")

Having window to front elevation, coved & textured ceiling, radiator and built-in wardrobes to either side of double bed space with cupboards over.

SHOWER ROOM

2.81m x 2.40m (9'2" x 7'11")

Having window to rear elevation, coved & textured ceiling, chrome heated towel rail, extractor and tile effect flooring. Fitted with a suite comprising large walk-in shower enclosure with mixer shower fitting, close coupled WC and hand basin inset to vanity unit with cupboards & drawers under.



EXTERIOR

To the front of the property there is a lawned garden with borders and an ornamental lamp post. A driveway provides off-road parking and leads to the:

GARAGE

Having up-and-over door and part glazed service door to rear.

REAR GARDEN

Being enclosed and laid to lawn with borders, having a paved patio area, raised flower bed and two garden sheds.

THE PLOT

The property occupies a plot of approximately 0.14 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 serving radiators and the property is double glazed. The current council tax is band C.



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Floorplan



Total area: approx. 111.7 sq. metres (1201.8 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.

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