



15 Madely Close, Horncastle, LN9 6RQ





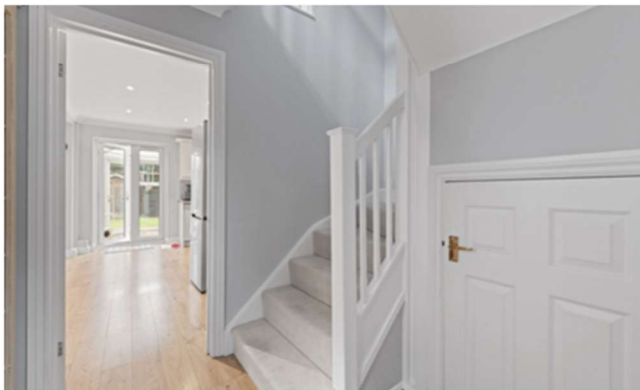
Freehold

£280,000



## Key Features

- Detached house
- Three double bedrooms
- Dining/family room & kitchen
- Lounge & conservatory
- Utility & cloakroom
- En-suite & bathroom
- Off-road parking to front
- Enclosed rear garden
- EPC rating C





A detached house in a cul-de-sac location on the outskirts of town. Having well presented accommodation comprising: entrance hall, lounge, kitchen, dining/family room, conservatory, utility and cloakroom to ground floor. Master bedroom with en-suite, two further double bedrooms and family bathroom to first floor. Outside the property has off-road parking to the front and an enclosed garden to the rear. The property benefits from gas central heating and double glazing.

### ACCOMMODATION

Part glazed uPVC side entrance door through to the:

### ENTRANCE HALL

Having coved ceiling, radiator, smoke alarm, laminate flooring, understairs storage cupboard and staircase rising to first floor.

### LOUNGE

3.91m x 3.57m (12'10" x 11'8")

Having windows to front & side elevations, coved ceiling, radiator, laminate flooring and feature fireplace with inset living flame style gas fire.

### KITCHEN

4.29m x 3.91m (14'1" x 12'10")

(max) Having window overlooking the conservatory, coved ceiling with inset ceiling spotlights, radiator and continuation of laminate flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: composite sink with drainer & mixer tap inset to work surface, cupboards & integrated dishwasher under, cupboards over. Work surface return with inset gas hob, integrated electric double oven & cupboards under, cupboards & concealed cooker hood over. Further work surface return with cupboards & drawers under, glazed display units & wine rack over. French doors through to the conservatory and open to the:





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## DINING/FAMILY ROOM

4.95m x 2.82m (16'2" x 9'4")

Having window to front elevation, french doors to rear elevation & garden, coved ceiling with inset ceiling spotlights, radiator and laminate flooring.

## CONSERVATORY

4.37m x 2.59m (14'4" x 8'6")

Of sealed unit double glazed uPVC frame construction with polycarbonate roof. Having french doors to garden, radiator and laminate flooring.

## UTILITY

1.80m x 1.53m (5'11" x 5'0")

Having part glazed door to side elevation, coved ceiling, laminate flooring, work surface with inset stainless steel sink & drainer, cupboards, space & plumbing for automatic washing machine & tumble dryer under.

## CLOAKROOM

Having window to side elevation, radiator, laminate flooring, close coupled WC and wall mounted hand basin with tiled splashback.

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## FIRST FLOOR LANDING

Having window to side elevation, radiator, smoke alarm, access to roof space and built-in airing cupboard housing gas fired combination boiler providing for both domestic hot water & heating.

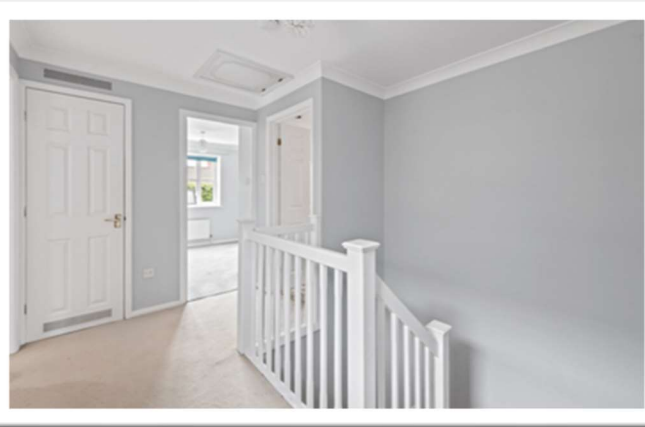
## MASTER BEDROOM

3.91m x 3.56m (12'10" x 11'8")

Having windows to front & side elevations, coved ceiling and radiator.

## EN-SUITE

Having window to side elevation, coved ceiling, chrome heated towel rail, mosaic tiled floor, tiled walls, shower enclosure with mixer shower fitting, WC with concealed cistern and hand basin inset to vanity unit with cupboard under.



## BEDROOM TWO

3.91m x 3.07m (12'10" x 10'1")

Having window to rear elevation, coved ceiling and radiator.

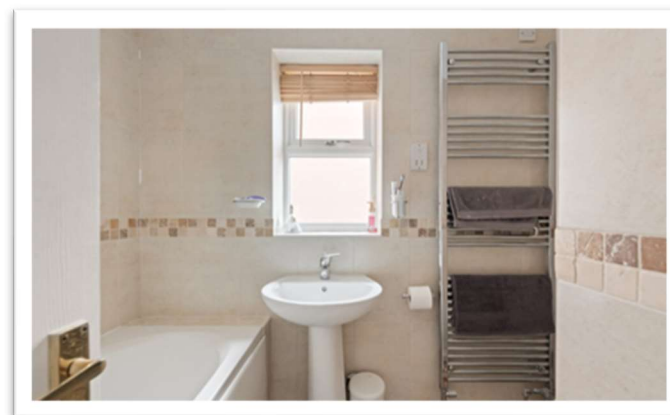
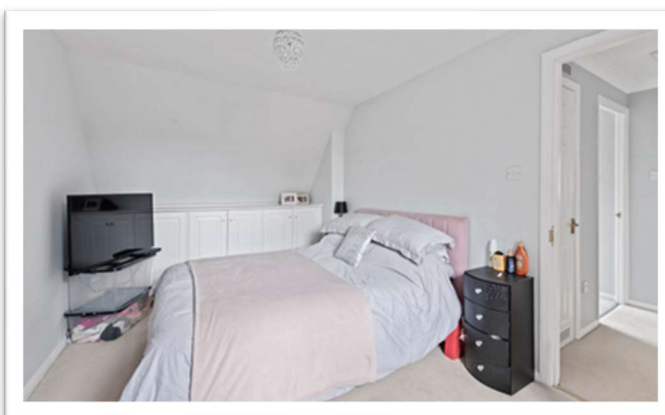
## BEDROOM THREE

4.44m x 2.70m (14'7" x 8'11")

Having window to front elevation, coved ceiling and radiator. The wardrobes are available by separate negotiation if required.

## FAMILY BATHROOM

Having window to side elevation, chrome heated towel rail, mosaic tiled floor, tiled walls and shaver point. Fitted with a suite comprising: panelled bath, close coupled WC and pedestal hand basin.





## EXTERIOR

To the front of the property there is a gravelled area which provides off-road parking. A driveway extends down the side of the property and provides additional off-road parking.

## REAR GARDEN

Being enclosed and having a block paved patio & footpaths, shaped lawn and garden shed.

## 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. The property also has a CCTV system with three cameras, one to the front, one to the drive and one to the rear.

## 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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# Floorplan



Total area: approx. 116.4 sq. metres (1253.1 sq. feet)



Newton Fallowell Horncastle

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