



33 Thornton Crescent, Horncastle, LN9 6JP



3



1



1

Freehold

£260,000



Key Features

- Detached bungalow
- Three bedrooms
- Lounge/diner & kitchen
- Shower room & cloakroom
- Driveway & garage
- Low maintenance enclosed rear garden
- Gas central heating & double glazing
- NO CHAIN
- EPC rating D





A detached bungalow in a popular location on the outskirts of town. Having well presented accommodation comprising: entrance hall, lounge/diner, kitchen, three bedrooms, shower room and cloakroom. Outside the property has a driveway providing off-road parking, a garage and an enclosed low maintenance rear garden. The property benefits from gas central heating and double glazing. NO CHAIN

ACCOMMODATION

Part glazed uPVC side entrance door through to the:

ENTRANCE HALL

Having coved ceiling, radiator, part tiled floor, access to roof space, smoke alarm and built-in airing cupboard.

LOUNGE/DINER

7.25m x 4.20m (23'10" x 13'10")

(max) Having two windows to front elevation, coved ceiling, two radiators, television aerial connection point and fireplace with marble back & hearth, inset living flame style electric fire and wooden surround.

KITCHEN

3.38m x 3.28m (11'1" x 10'10")

Having window & part glazed door to side elevation, radiator, tiled floor and built-in cupboard.

Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboard & space for slimline dishwasher under. Work surface return with inset electric hob, cupboards & drawers under, cupboards & stainless steel cooker hood over. Further work surface with drawers under, cupboards & integrated microwave over, tall units to side incorporating integrated electric double oven, fridge & freezer.



 **NEWTON FALLOWELL**





BEDROOM ONE

3.78m x 3.16m (12'5" x 10'5")

Having window to rear elevation and radiator.

BEDROOM TWO

3.38m x 3.16m (11'1" x 10'5")

Having window to rear elevation and radiator.

BEDROOM THREE

3.74m x 2.67m (12'4" x 8'10")

Having window to side elevation and radiator.

SHOWER ROOM

2.52m x 1.95m (8'4" x 6'5")

Having window to side elevation, inset ceiling spotlights, chrome heated towel rail, tiled walls, vinyl flooring, extractor, walk-in shower enclosure with mixer shower fitting and hand basin with drawers under.

SEPARATE WC

Having window to side elevation, tiled walls, tiled floor and close coupled WC.



EXTERIOR

To the front of the property there is a low maintenance gravelled garden. A driveway provides off-road parking and extends down the side of the property to the:

GARAGE

Having electric door, light & power. Gated access to the:

REAR GARDEN

Being enclosed by timber fencing and low maintenance and gravelled with two patio areas, raised planter 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.

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.



Floorplan



Total area: approx. 93.6 sq. metres (1007.5 sq. feet)



 **NEWTON FALLOWELL**

Newton Fallowell Horncastle

01507 499488

horncastle@newtonfallowell.co.uk