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2023



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Service Award

2023 feefo



# Heatherdene

Off Boston Road, Horncastle, Lincolnshire. LN9 6HU



# Heatherdene, Boston Road, Horncastle



Heatherdene is a modern three-bedroom bungalow, providing comfortable family accommodation to a no-through road location off Boston Road in the Georgian market town of Horncastle. Built by a respected local builder, the bungalow is within convenient distance of the range of services and amenities, including primary and secondary schooling, supermarkets, doctors surgery and public transport links.

The bungalow faces South, with large living/dining room boasting bay window to the front. The kitchen sits behind this, with bedrooms, family bathroom and separate shower room off the central hallway. The property is enhanced by the addition of timber studio/office to the rear garden, which is laid to lawn with paved patio space. The front is laid to brick paves, offering off road parking for multiple vehicles.

## ACCOMMODATION

**Hallway** with uPVC double glazed front entrance door, wood effect flooring, built in airing cupboard, radiator, loft access hatch, ceiling lights and power points. Doors to accommodation including:

**Living / Dining Room** having uPVC double glazed bay window to front, window to side aspect; solid oak flooring, radiator, TV point, ceiling and wall lights and power points.

**Kitchen** having uPVC double glazed window to rear, obscure glazed door; a good range of modern storage units to base and wall levels, 1 1/2 bowl sink and drainer inset to roll edge worktop with space and connections for fridge freezer, oven and four ring hob beneath extractor canopy. Tiled floor, radiator, ceiling light and power points.





**Bathroom** having uPVC obscure double glazed window to rear aspect; P shaped bath with shower over. Pedestal wash hand basin, low level WC, heated towel rail, tiles to walls and floor.

**Bedroom** with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.

**Utility** with uPVC obscure double glazed door to rear aspect; a good range of storage units to base and wall levels, sink and drainer inset to roll edge worktop surface. Tiled floor, wall mounted gas forced Worcester boiler and ceiling light.

**Shower Room** having shower cubicle with tiled surround, wash hand basin inset to storage unit, tiled floor, heated towel rail and ceiling light.

**Bedroom** with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

**Bedroom** with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

## OUTSIDE

The property is approached from Boston Road, with right of way up the stone chipped Gravel Close and through vehicle gates leading to the brick paved driveway and front space. A low level boundary wall contains the front, with arched personnel gates in front wall providing access along paved pathways down the side and to the rear garden. To one side stands a useful paved storage area. The rear garden, predominately laid to lawn with paved patio seating, is home to a useful timber shed and further **Studio / Office**, with uPVC double glazed door to front, light and power.

**East Lindsey District Council – Tax band: C**

**ENERGY PERFORMANCE RATING: tbc**

**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Horncastle office, Old Bank Chambers, Horncastle, LN9 5HY

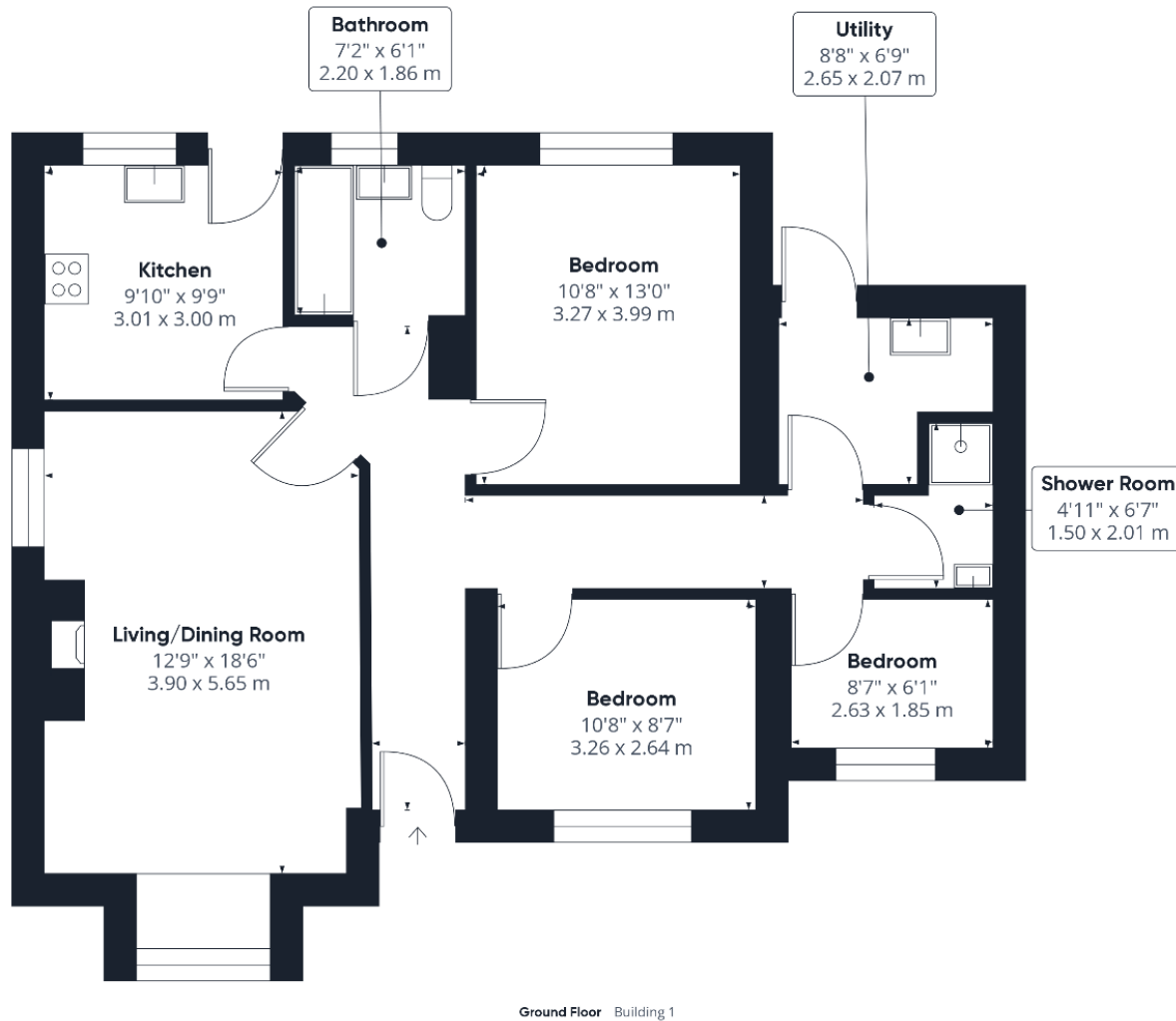
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