



2 Myles Lane
off Banovallum Gardens, Horncastle





2 Myles Lane

off Banovallum Gardens, Horncastle

A three bedroom new-build bungalow, offering spacious accommodation and a generous garden to a no-through road location. 2 Myles Lane is one of five properties on this premium development; built to a high standard including the most recent energy efficient requirements by a respected local builder. These include air source heat pump, underfloor heating throughout and solar panels, with the option for battery storage.

With open plan living-kitchen-dining space, the property provides three bedrooms, including master with en suite, and family bathroom plus generous garaging. Amtico flooring throughout the reception and hallway spaces.

Within walking distance for most is the centre of Horncastle, a Georgian market town providing a full range of services and amenities including primary and secondary schooling, supermarkets, doctors surgery, bank and more. The coastal resort of Skegness and county city of Lincoln are 21 miles in opposite directions, while the popular inland resort of Woodhall Spa is only six miles away.

Please note – the development is now accessed off Banovallum Gardens, NOT Holt Lane as previously advertised.

Photographs on this page and onwards are of show home, 4 Myles Lane.





ACCOMMODATION

The property is entered to the front, to entrance hallway of S-shaped proportions. Double doors open to stunning open-plan living space, comprising breakfast kitchen, dining room and large living room, with bifold doors to rear patio/garden space.

The master bedroom is located to the front, with en suite shower room. The two further bedrooms are located to the side, one with window to the front and one to the rear. The family bathroom sits alongside bedroom two.

LOCATION

The property is approached off Banovallum Gardens, a no-through road location sat behind properties on Spilsby Road. With dedicated off road parking spaces for each property.

East Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING: A





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.

Tel: 01507 522222;

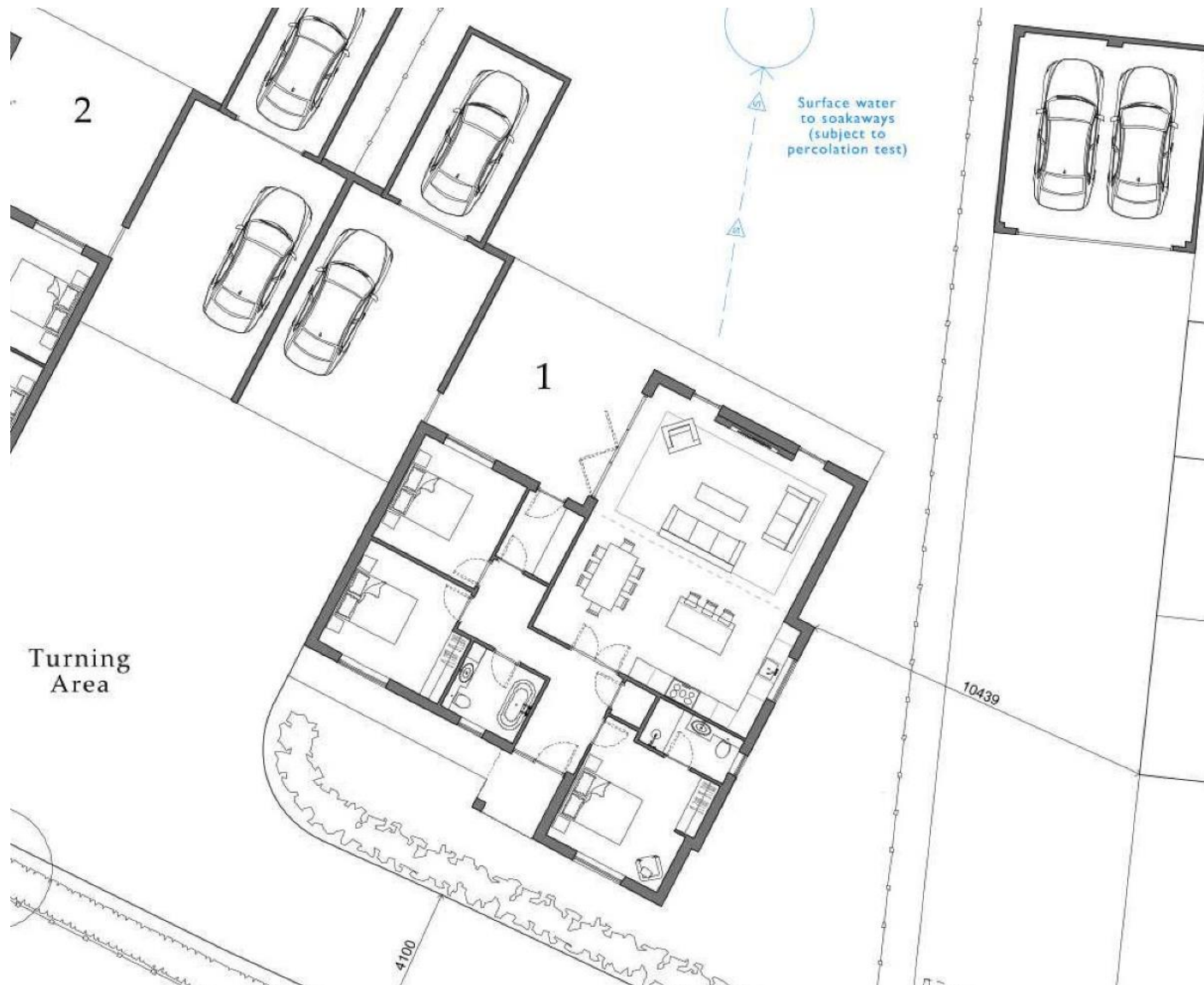
Email: horncastle@robert-bell.org;

Website: <http://www.robert-bell.org>

Brochure prepared 22.04.2024







DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:
 - The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
 - All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
 - No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
 - All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



43 Silver Street, Lincoln. LN2 1EH
 Tel: 01522 538888 Fax: 01522 589988
 Email: lincoln@robert-bell.org

www.robert-bell.org

