



**4 Myles Lane**  
off Banovallum Gardens, Horncastle





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A three bedroom new-build bungalow, offering spacious accommodation and a generous garden to a no-through road location. Plot 3 is one of five properties on premium Myles Lane 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.



Entered to the front, through composite double glazed obscure door with full height obscure side panel to...

**Hallway** of I-shaped proportions, with feature panelling to wall, wood effect flooring, spot lights to ceiling, multiple power points. Wood door to storage space, wood doors to accommodation including



**Bedroom** with uPvc double glazed window to front, light to ceiling, carpet, multiple power points, tv point, loft access hatch, wood double doors to cupboard housing water cylinder, etc.

**Living / Dining / Kitchen** with pair of bifold double glazed doors to rear walls, spot lights inset to ceiling, light feature over kitchen island. Multiple power points, tv points, wood effect flooring.

Excellent kitchen, providing range of storage units to base and wall level, including glazed display shelves, plus island with deep drawers and other units. 1 1/2 sink inset to bevel edge worktops, integrated fridge, freezer, dishwasher; bosch oven, microwave and induction hob beneath extractor canopy.

**Master Bedroom** with uPvc double glazed window to rear, light to ceiling, multiple power points, tv point, carpet. Wood door to...

**En Suite Shower Room** with spot lights inset to ceiling, low level wc, hand wash basin inset to storage unit. Corner shower cubicle with tiled surround; monsoon and regular head over, wood effect flooring. Tiles to half height to walls, heated towel rail.



**Bedroom** with uPvc double glazed window to front, light to ceiling, carpet, multiple power points, tv point.

**Family Bathroom** with uPvc double glazed obscure window to front, spot lights inset to ceiling, low level wc, hand wash basin inset to square edge counter top above storage units; bath with shower over inset to tiled surround. Heated towel rail, wood effect flooring, tiled to half height to walls.



## Outside

The property is situated to the western end of this no through road development of five similar properties. Approached up paved driveway, providing parking space for multiple vehicles and continuing to the gravelled corner space, and **Garage** with electric roller shutter door, light and power.

The front boundary is contained by timber fencing, with laurel hedge being established in front. Paved paths lead around the side, and to the...

Rear garden - predominantly laid to timber edged lawn with paved patio leading off the living/dining/kitchen and raised bark chipped bed to the rear. Boundaries contained by timber fencing the sides and most of the rear, the rest set to hedgerow.

## East Lindsey District Council – Tax band: C

**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.

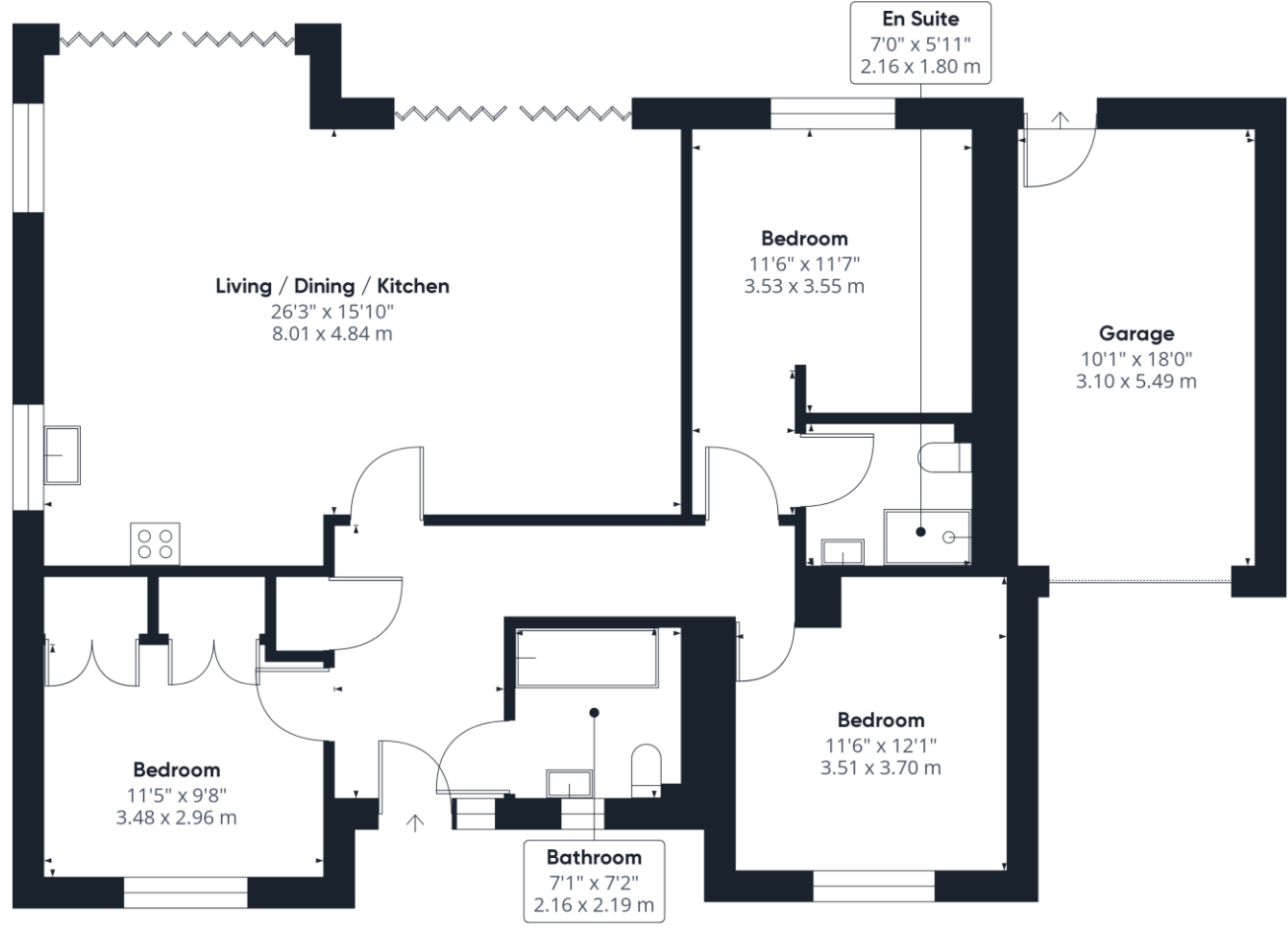
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Brochure prepared 22.04.2024





Approximate total area<sup>(1)</sup>  
1329.33 ft<sup>2</sup>  
123.5 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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