




**BRITISH
PROPERTY
AWARDS**
2023
★★★★★
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ESTATE AGENT
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**Gold Trusted
Service Award**
2023 **feefo**

49 Banovallum Gardens
Horncastle, Lincolnshire. LN9 6PN

BELL



49 Banovallum Gardens, Horncastle

An excellently presented, three-bedroom semi-detached home providing spacious family accommodation.

With large dual aspect living room and modern kitchen open to versatile dining room / snug area (former garage). Also enjoying well appointed bathroom; the property is excellently maintained and recently decorated.

Externally there is a front garden, laid to gravel providing off road parking, the rear space predominately laid to lawn with seating area.

ACCOMMODATION

Entrance Porch with uPVC obscure double glazed entrance door, wood effect flooring, radiator and ceiling light. Door to:

Living Room having uPVC double glazed window to front, French doors to rear; gas fire inset to polished stone surround with mantle, carpeted floor, radiator, TV point, ceiling lights and power points. Door to:

Kitchen having uPVC double glazed window to rear aspect; an excellent range of modern storage units to base levels, 1 1/2 bowl sink and drainer inset to square edge worktop with space and connections for under counter washing machine, fridge, freezer; Bosch oven and grill, four induction hob beneath extractor canopy. Wood effect flooring, wall mounted Ideal gas fired boiler, ceiling light and power points. Open to:

Dining Room with uPVC double glazed window to front aspect; wood effect flooring, radiator, TV point, ceiling light and power points.





First Floor

Landing with carpeted floor, built in airing cupboard, loft access hatch, ceiling light and power points. Doors to first floor accommodation.

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

Bathroom having uPVC obscure double glazed window to rear aspect; P shaped bath with electric shower over and tiled surround, pedestal wash hand basin and low level WC. Tiled floor, radiator and ceiling light

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

Master Bedroom with uPVC double glazed window to front aspect; built in storage space, carpeted floor, radiator, ceiling light and power points.

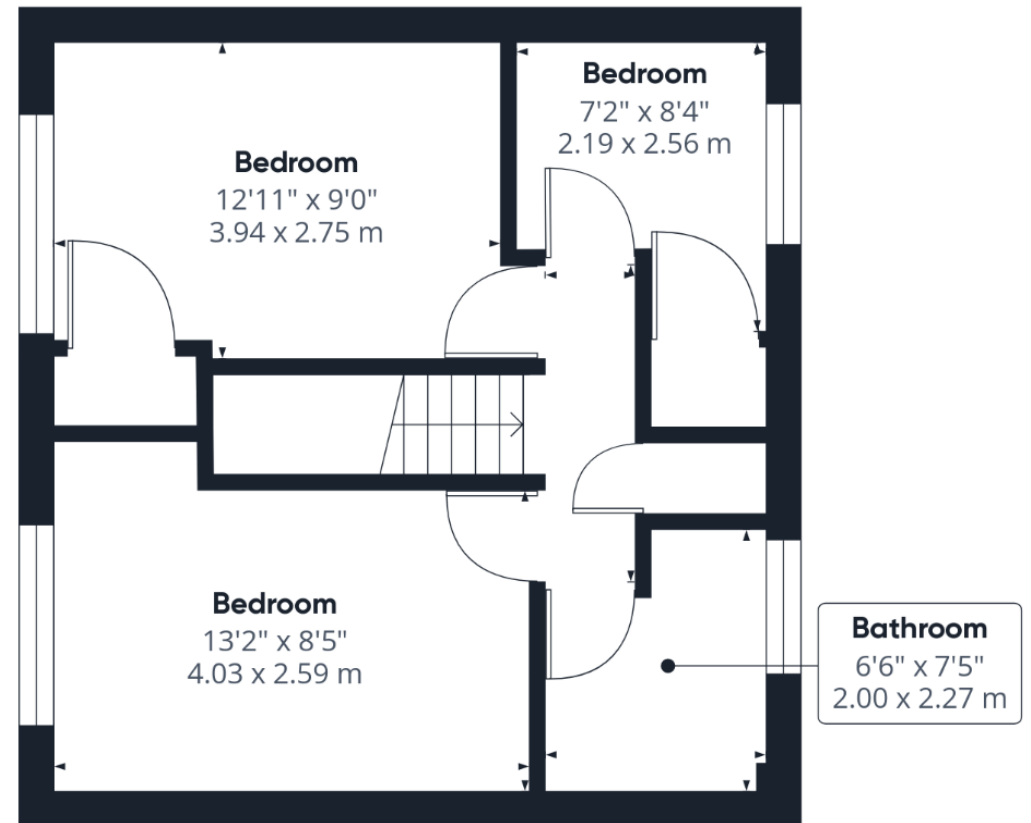
OUTSIDE

The front garden is predominantly laid to gravel, providing low-maintenance off-road parking for multiple vehicles. Alongside the driveway runs a brick-edged stone paved path, continuing to the concrete perimeter pathway to the front door and around the side of the property, together with a further gravel area for potted plants. A personnel gate leads to a bin storage area, paved and fenced off from the garden with wood panels.

To the rear is a paved patio with raised decking area currently occupied by a Wendy house. A paved step path leads to the timber framed **Garden Shed** ([available via separate negotiation](#)) with single glazed window to side. The borders are laid to mature plant beds with boundaries enclosed by wood panel fencing on all sides. The rear garden is served by an outside tap and security light

East Lindsey District Council – Tax band: B





DISCLAIMER

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Energy Performance Rating: 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.
Tel: 01507 522222;
Email: horncastle@robert-bell.org;
Website: <http://www.robert-bell.org>

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