



**BRITISH
PROPERTY
AWARDS**

2023



GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



**Gold Trusted
Service Award**
2023 feefo^{co}



Pentwyn, 22 Low Toynton Road
Horncastle. LN9 5LL

BELL

Pentwyn, 22 Low Toynton Road, Horncastle



22 Low Toynton Road is a three-bedroom, detached bungalow recently modernised to provide well-presented accommodation including modern kitchen and bathroom. Re carpeted throughout, the property enjoys an attractive corner position with colourful wrap around garden hugging the dual aspect lounge.

Complete with kitchen, dining room/snug stepping out onto rear seating area; bathroom and W/C, the property includes driveway parking and a single garage.

The bungalow is located in a popular residential area of Horncastle, within walking distance for most of the town's full range of services and amenities. On the junction with Low Toynton Close, a no through road, 22 Low Toynton Road is to the North-Eastern edge of the town, with popular walks nearby.

ACCOMMODATION

Entrance Porch with uPVC obscure double glazed entrance door with matching side panel, carpeted with wood obscure single glazed door and matching side panel to:

Hallway of L shaped proportions with built in storage cupboard, loft access hatch, carpeted floor, radiator and power point. Doors to accommodation including:

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

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





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

Cloakroom with uPVC obscure double glazed window to rear aspect; low level WC inset to wall unit with roll edge worktop, wall mounted wash hand basin, tiled floor and walls and ceiling light.

Family Shower Room having uPVC obscure double glazed window to rear aspect; walk in low threshold shower cubicle with tiled surround, wash hand basin inset to corner vanity unit. Built in airing cupboard, tiles to walls and floor, heated towel rail and ceiling light.

Kitchen having uPVC double glazed windows to side and rear aspects; an excellent range of modern storage units to base and wall levels - including with carousel corner shelving, 1 1/2 bowl sink and drainer inset to roll edge worktop with Space and connections for under counter washing machine, integrated dishwasher, fridge and freezer, AEG oven and grill, four ring hob beneath extractor canopy. Tile effect flooring, wall mounted gas fired boiler and power points. Door to:

Dining Room / Snug with uPVC double glazed windows to sides and rear, (obscure door to side; carpeted floor, radiator, ceiling light and power points.

Living Room of L shaped proportions having uPVC double glazed windows to front and side aspects; log burner effect fire inset to stone surround, carpeted floor, radiators, TV point, ceiling lights and power points.

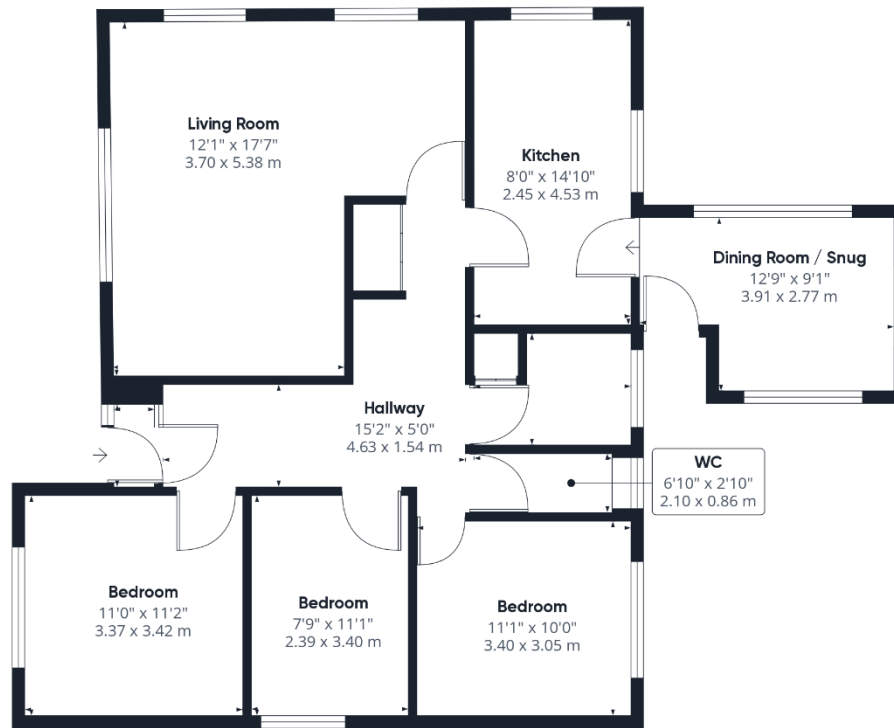


OUTSIDE

The property occupies an attractive corner plot with white fencing to the roadsides. A range of mature, colourful shrubs, flowers and trees circle the lawns to the front, side and to the rear. With concrete path circling the property, which continues through brick arch and to the rear garden, with further lawn and rubberised Worton seating space.

Alongside this stands a useful timber shed, and personnel access to the **Single Garage** approached from the front up brick paved driveway; with up and over door, uPVC obscure double glazed window to rear, light and power.

East Lindsey District Council – Tax band: C



Ground Floor Building 1



Ground Floor Building 2



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...

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