



**BRITISH
PROPERTY
AWARDS**

2023



GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



**Gold Trusted
Service Award**

2023

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Floreana
Lincoln Road, Horncastle. LN9 5AW

BELL



Floreana

Lincoln Road, Horncastle

NO ONWARD CHAIN!

Floreana is a spacious three-bedroom bungalow, built by respected local firm Bell & Shinn, with large private garden, set back from Lincoln Road in the well-served Georgian market town of Horncastle. Providing conveniently arranged accommodation, including large living room, garden room and kitchen with utility.

ACCOMMODATION

Hallway having uPVC obscure double glazed front entrance door with matching side panel; built in double door storage cupboard space, loft access hatch with pulldown ladder, to boarded out area, wood effect flooring, radiators, ceiling lights and power point. Door to:

Toilet with uPVC obscure double glazed window to front aspect; low level WC, radiator, wood effect flooring and ceiling light.

Kitchen having uPVC double glazed window to rear aspect; a good range of storage units to base and wall levels, 1 1/2 bowl sink and drainer inset to roll edge worktop, integrated dishwasher, fridge and freezer, Neff oven and grill, four ring hob beneath extractor canopy. Breakfast bar, tiled floor, ceiling lights and power points. Door to:

Utility having uPVC double glazed window to rear, obscure patio door to rear aspect; units to base and wall levels, sink inset to roll edge worktop with space and connections for under counter washing machine and separate dryer. Tiled floor, radiator, ceiling light and power points. Door to garage.





Living Room having uPVC double glazed window to rear aspect; fire inset to brick surround with tiled hearth and mantle, wood effect flooring, radiators, TV point, wall and ceiling lights and power points. uPVC double glazed door with math it side panel to:

Garden Room with uPVC double glazed windows on dwarf brick wall to sides and rear, French doors to rear aspect; tiled flooring, radiator, light and fan to pitched ceiling and power points.

Bathroom having uPVC obscure double glazed window to side aspect; curved corner bath with shower attachment, tiled surround, wash hand basin inset to vanity unit and low level WC. Tiled floor, radiator and ceiling light.

Bedroom having uPVC double glazed window to front aspect; built in wardrobe storage spaces, carpeted floor, radiator, ceiling light and power points. Door to:

En suite Shower Room having uPVC obscure double glazed window to side aspect; walk – in wetroom style shower cubicle with tiled surround, wash hand basin in set to vanity unit and low level WC. Tiled flooring, tiles to half height to walls, heated towel rail and ceiling light.

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

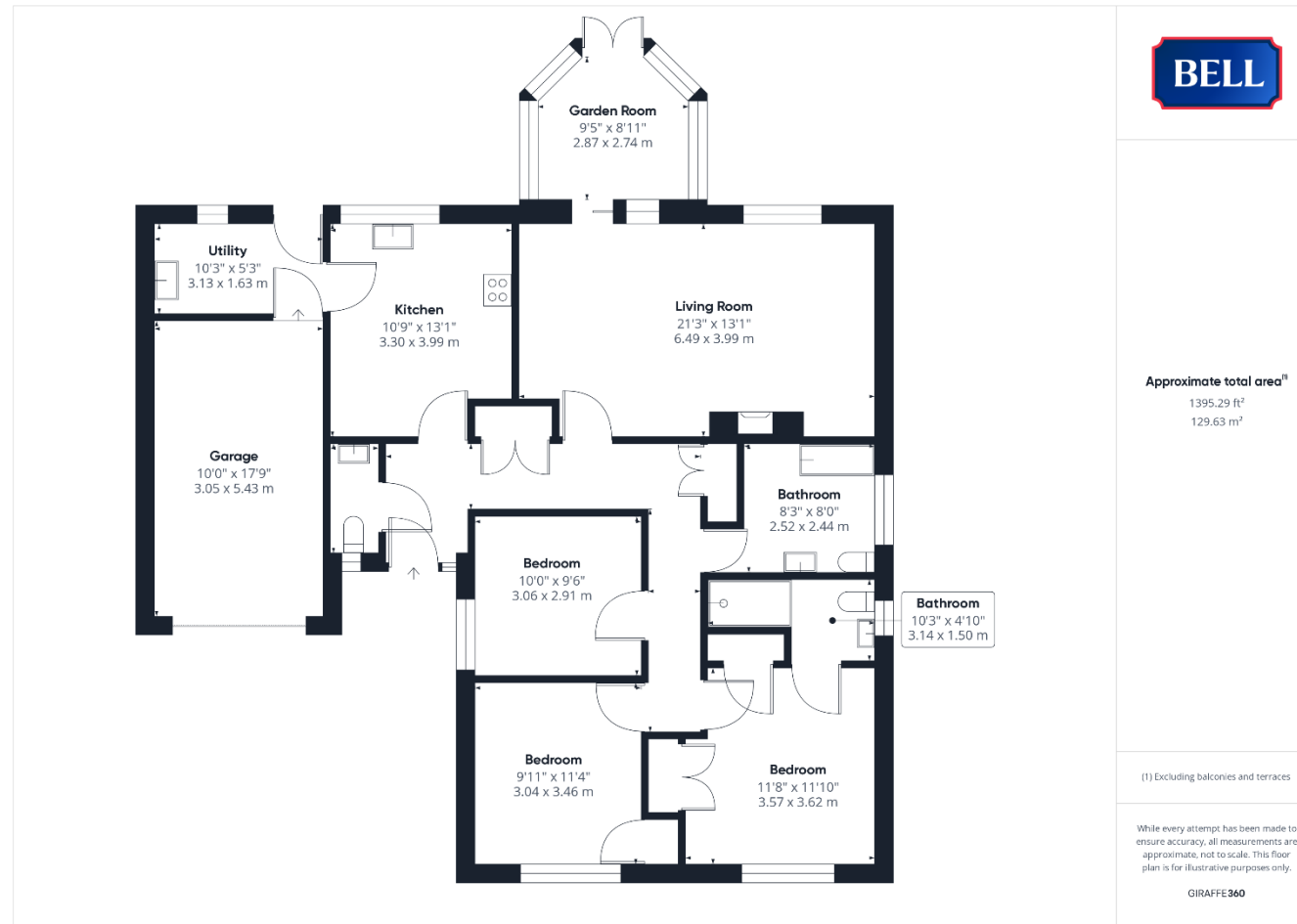
Bedroom with uPVC double glazed window to side aspect; carpeted floor, radiator, TV point, ceiling light and power points.

OUTSIDE

The property is approached to the front via a brick paved driveway with turnaround / parking space, continuing down to the **Garage** with up and over electric door to front, light and power. The front garden is laid to lawn with established shrubs and flowers; and mature trees to the verge.

Good sized private rear garden, contained by personnel gate to ensure a child and pet friendly secure space, is largely laid to lawn with Summerhouse, Shed and Greenhouse.





East Lindsey District Council – Tax band: D

ENERGY PERFORMANCE RATING: D

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 4.6.2024

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