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2023



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3 Lancaster Avenue

Horncastle, Lincolnshire. LN9 5EW

BELL

ROBERT BELL & COMPANY



3 Lancaster Avenue, Horncastle

NO ONWARD CHAIN! 3 Lancaster Avenue is a well-appointed three-bedroom bungalow, set to a generous private plot and providing spacious accommodation to a popular no through road area of this Georgian market town. Within walking distance for most of a full range of services and amenities, the property is excellently maintained and presented – with modern kitchen and bathroom fittings.

The large living room opens out to rear dining / garden room; with open doorway to kitchen. Three bedrooms and family bathroom lead off the hallway; with the auxiliary hall to larger bedroom and shower room providing potential for use as an en suite.

The property is complete with generous garden space to the front and rear; the former laid to low maintenance gravel providing ample parking / driveway space from two sets of vehicles gates; alongside established plant beds, further concreted driveway leading to single garage with electric door, light and power. The south facing rear garden is excellently landscaped, with two timber decked seating areas; lawn, gravelled and further plant beds and an enviable range of flowering plants and shrubs.



ACCOMMODATION

Entrance Porch with uPVC double glazed door and matching side panel, tiled floor and ceiling light. uPVC double glazed French doors to:

Hallway of L shaped proportions, with double doored built in storage cupboard, carpeted floor, radiator, ceiling lights and power points. Doors to accommodation including:

Living Room having uPVC double glazed window to front aspect; electric Dimplex fire inset to polished stone surround with wood mantel, carpeted floor, radiator, TV point, ceiling lights and power points. Open to kitchen and

Dining Room with uPVC double glazed window to side and French doors to rear aspect; carpeted floor, radiator, ceiling light and power points.



Kitchen having uPVC double glazed window and obscure patio door to rear aspect; an excellent range of modern kitchen units to base and wall levels, 1 1/2 bowl ceramic sink and drainer inset to roll edge worktop, integrated fridge, freezer, CDA oven, Neff induction hob, soace and connections for under counter washing machine. Tiled floor, cupboard housing the gas fired Ideal boiler, ceiling light and power points. Wood windowed folding door to hallway.

Family Bathroom having uPVC double glazed obscure window to rear aspect; panel bath with shower over, hand wash basin inset to storage unit and low level WC. Tiles to walls and floor, wall mounted heated towel rail and ceiling light.

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

Shower Room having uPVC double glazed obscure window to side aspect; recently installed wall to wall shower cubicle with tiled surround, monsoon and regular head over, pedestal wash hand basin and low level WC. Tiled floor, heated towel rail and ceiling light.

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

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

OUTSIDE

The property is approached to the front, through a pair of vehicle gates connected by a sweeping gravel driveway that accommodates three cars. There is also a laid concrete approach to the **Single Garage** with electric up and over door, lights and power, plus door to the rear garden and space at the rear for a workbench. The front garden is coloured by brick edged gravelled plant beds.

The rear garden is predominantly laid to lawn; with established flowerbeds and shrubs throughout. The first timber decking area is south facing, surrounded by the property on three sides and built up so as to sit level with the interior floor for ease of access. With connection ready for a sail shade to be installed.

The further decking area in the corner of the garden is more shaded, and includes a retractable awning. Both areas have external power points, the first area well lit by external lights (there is also a motion sensor light to aid access to the garage from the rear).

The garden also including a screened off hard standing storage space, gravelled low maintenance landscaped border, paved and concrete pathways. The boundaries are contained by timber fencing to the sides and rear, low level wall to the front.

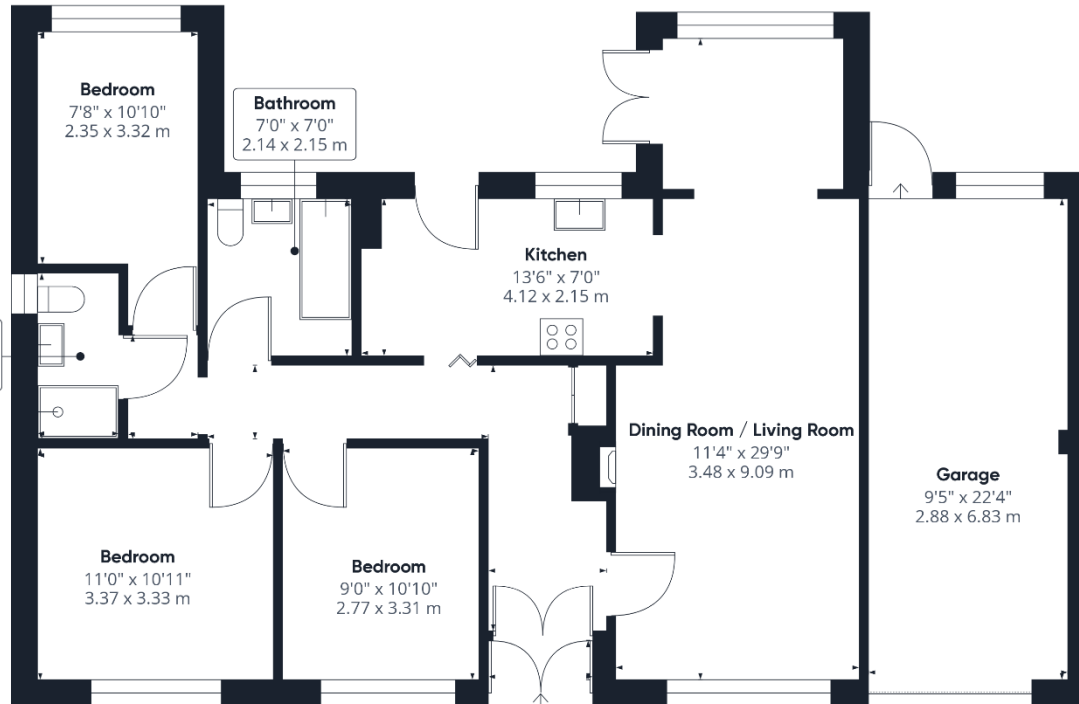


East Lindsey District Council- Tax band: C

ENERGY PERFORMANCE RATING:

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 4.4.2024



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