



**1 Malsters Way**  
Langton Rise, Horncastle, Lincolnshire LN9 5JP

**BELL**



# 1 Malsters Way, Horncastle

1 Malsters Way is an excellently presented, newly built four bedroom family home, set to an attractive dual-aspect corner plot on the popular Langton Rise development by Cyden Homes. With driveway parking, single garage and private garden enjoying Southerly aspect, the property provides living room, dining kitchen and garden room to the ground floor, plus utility and cloakroom. Four bedrooms (including master with en-suite) and family bathroom to the first floor.

The property benefits from quality fixtures and fittings including a Chippendale kitchen in stunning Gloucester blue, with marble effect worktops and ceramic sink plus swan neck tap.

Horncastle is a well serviced market town with amenities including supermarkets, post office, doctors' surgery, pharmacists and a range of local shops and cafes. There is a regular bus service to the county capital of Lincoln and the coastal resort of Skegness.

## ACCOMMODATION

**Hallway** having composite obscure double glazed front entrance door, tiled floor, spindle and balustrade staircase up to first floor, built in storage cupboard, radiator, ceiling light and power points. Doors to cloakroom and kitchen, part glazed double doors to:

**Living Room** having uPVC double glazed windows to front and side, bay window to side and French double doors to rear aspect; carpeted floor, radiator, TV point, ceiling lights and power points.





**Kitchen** having uPVC double glazed window to front aspect; quality Chippendale kitchen with a good range of storage units to base and wall levels, quartz 1 1/2 bowl sink and drainer inset to roll edge worktop which continues with breakfast bar peninsula. Neff oven and grill, four ring gas hob beneath extractor canopy and integrated dishwasher. Tiled floor, radiator, inset ceiling spotlights and power points. uPVC obscure double glazed patio door to side aspect; door to utility and wood double glazed French doors to:

**Garden Room** with uPVC double glazed French doors with matching side panels to side and windows to rear; carpeted floor, radiator, ceiling light and power points.

**Utility** having uPVC double glazed window to rear aspect; full height storage unit, with shelving and housing gas fired Logic Heat boiler, roll edge worktop with space and connections beneath for washing machine and dryer. Tiled floor, radiator, ceiling light and power points.

#### First Floor

**Gallery Landing** with built in storage cupboard, carpeted floor, radiator, loft access hatch and ceiling light. Doors to first floor accommodation.

**Master Bedroom** having uPVC double glazed window to side aspect; carpeted floor, mirror fronted sliding doors to built in wardrobe storage, radiator, ceiling light and power points. Door to:

**En-suite Shower Room** having uPVC obscure double glazed window to side aspect; shower cubicle with tile surround, wash hand basin inset to vanity unit and low level WC. Tiles to half height to walls, tile effect floor, heated towel rail, ceiling spotlights and shaver socket.

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

**Family Bathroom** having uPVC obscure double glazed window to front aspect; panel bath with shower over and tiled surround, wash hand basin inset to vanity unit and





low level WC. Tile effect floor, heated towel rail, tiles to half height to walls and ceiling spotlights.

**Bedroom** with uPVC double glazed window to front 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.

## OUTSIDE

The front garden space is laid to lawn, wrapping around the front and side of the property with gravel-laid drainage furrows to the roadside. A paved path leads from the driveway and to the front door.

The rear garden is laid to lawn, with brick paved patio leading off the garden room, and paths circling the property and leading to the rear gateway, through to the driveway and **Semi-Detached Garage** of brick and slate tile construction, with up and over door, light and power. Brick paved driveway parking extends to the front.

**East Lindsey District Council – Tax band: TBC**

**ENERGY PERFORMANACE RATING (SAP) - 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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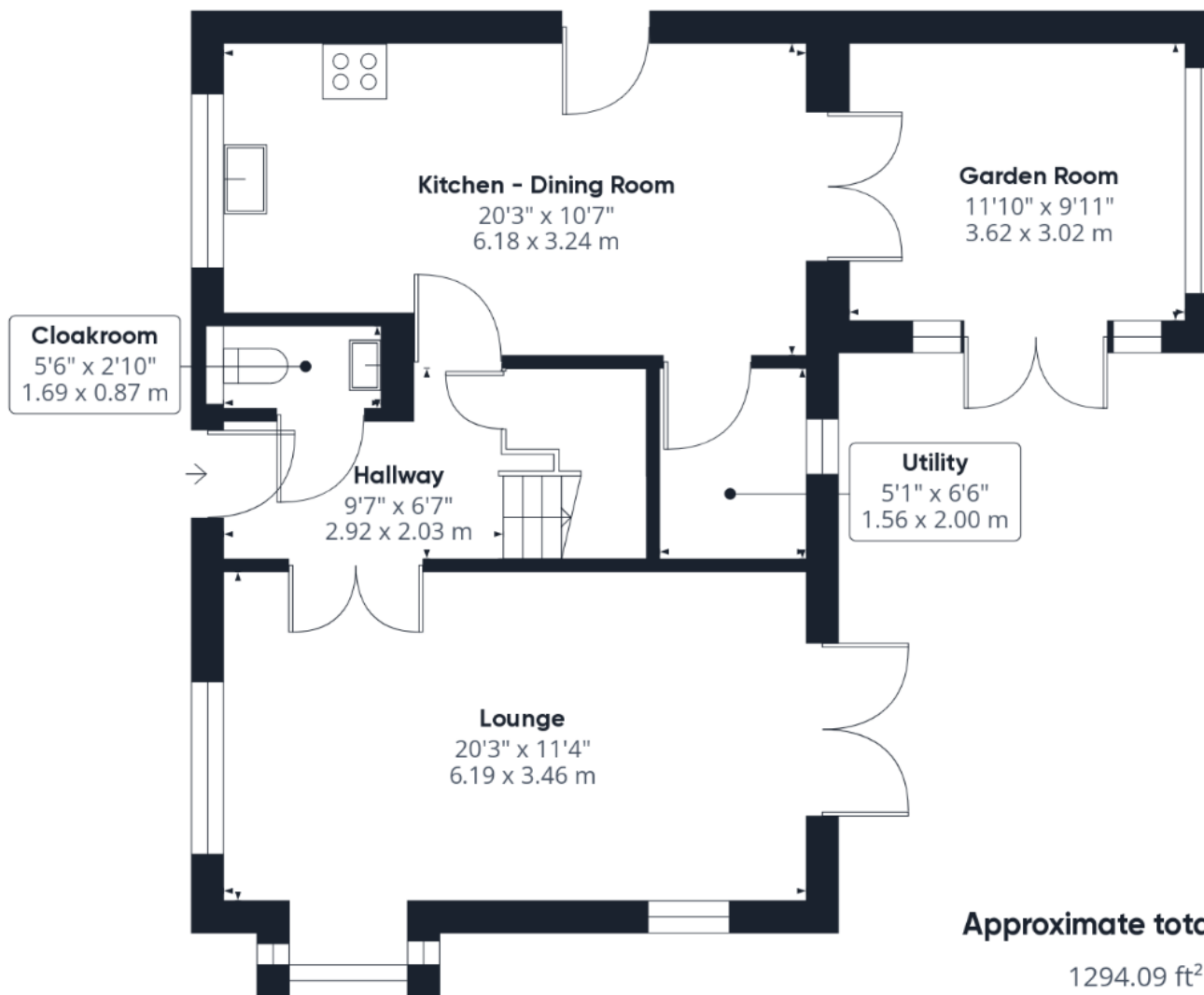
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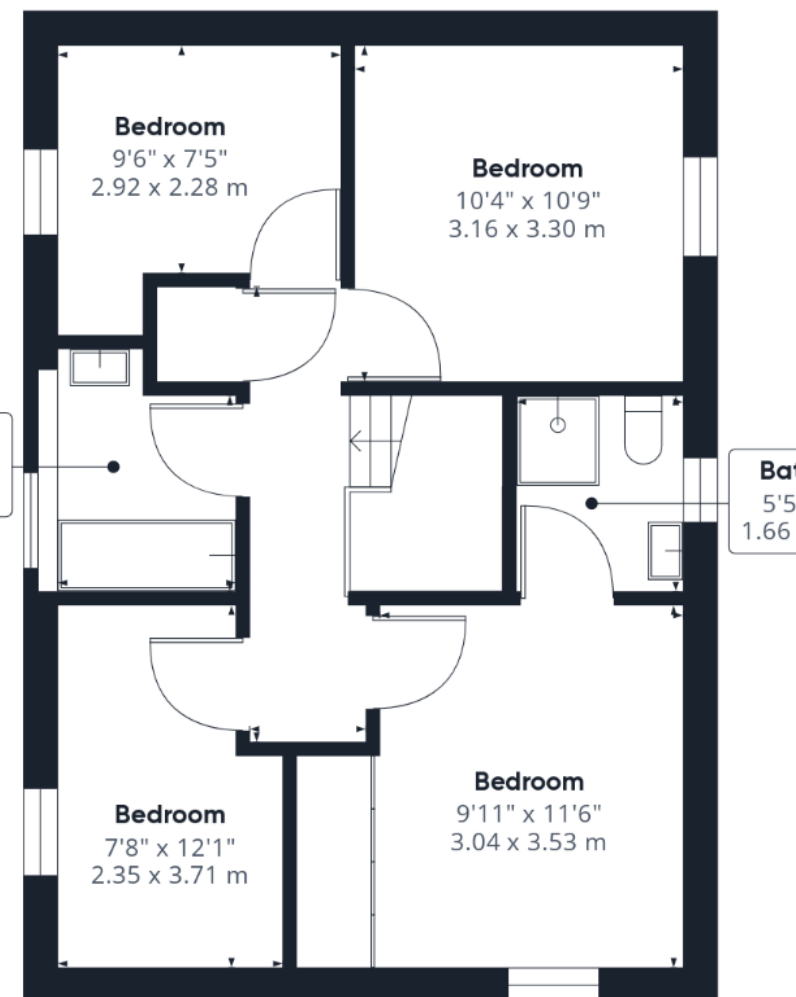




**Approximate total area<sup>(1)</sup>**

1294.09 ft<sup>2</sup>

120.23 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.

**GIRAFFE360**

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