



**BRITISH
PROPERTY
AWARDS**

2023
★★★★★

GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



**Gold Trusted
Service Award**

2023 feefo



36 Mark Avenue
Horncastle, Lincolnshire. LN9 5BD

BELL

36 Mark Avenue is a two bedroom detached bungalow in a sought after residential area in the market town of Horncastle. The property occupies a good plot with spacious front and rear gardens, and requires a scheme of upgrading and modernisation.

The property is located a short walk for most from the centre of the Georgian market town of Horncastle, with supermarkets, doctors' surgery, leisure centre, post office and a good selection of local shops and cafes.

Horncastle lies approximately 21 miles away from the county capital of Lincoln and is well connected through a regular bus service. There is a local primary school and two highly regarded secondary schools including Queen Elizabeth's Grammar School.



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36 Mark Avenue, Horncastle

ACCOMMODATION

Entrance Lobby with uPVC obscure double glazed front entrance door, tiled flooring, telephone point and ceiling light. Door to garage and part glazed double doors to:

Hallway with carpeted floor, loft access hatch, built in storage space, radiator, ceiling light and power point. Doors to accommodation including:

Living Room having uPVC double glazed bay window to front aspect; carpeted floor, fireplace with mirrored tile surround, radiator, TV point, ceiling light and power points.

Kitchen having uPVC double glazed window to front, obscure door to side aspect; a good range of storage units to base and wall levels, sink and drainer inset to roll edge worktop surface cooker beneath extractor canopy with space and connections for under counter washing machine and further appliance. Wall mounted Ideal gas fired boiler, carpeted floor, radiator, ceiling light and power points.

Bathroom having uPVC obscure double glazed window to side aspect; panel bath with electric shower over, pedestal wash hand basin and low level WC. Carpeted floor, radiator and ceiling light.

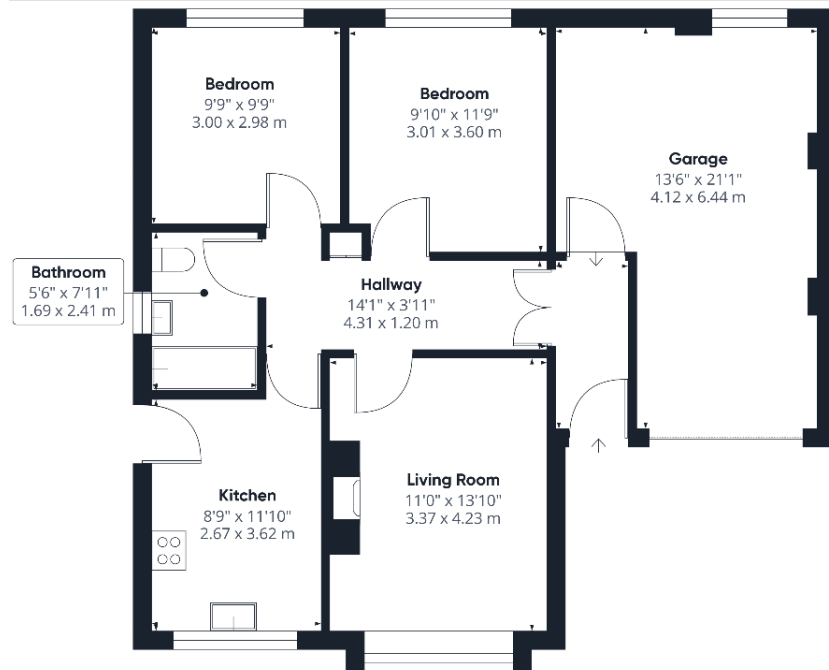
Bedroom with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.

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

OUTSIDE

The property is approached to the front, over a concrete driveway leading to the **Garage** with electric up and over door (not functioning) to front, radiator, uPVC double glazed window to rear and ceiling light. Door to entrance hallway.

The front and rear gardens are laid to lawn, with hedged and fenced boundaries. To the rear is an open boundary to an orchard behind, with small dyke dividing.



East Lindsey District Council – Tax band: C

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...

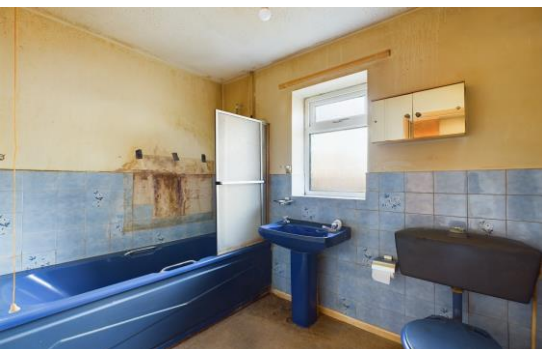
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