



BRITISH
PROPERTY
AWARDS
2024
★★★★★
GOLD WINNER
ESTATE AGENT
IN HORNCASTLE

14 Lancaster Avenue
Horncastle, Lincolnshire. LN9 5EW



14 Lancaster Avenue, Horncastle



NO ONWARD CHAIN! An individually designed three bedroom dormer bungalow, built within the last decade by an excellent local firm – with underfloor heating throughout the ground floor.

The property, located on a no-through road within walking distance for most of town centre, provides flexible accommodation alongside garage and driveway parking and a low maintenance rear garden.

Well designed internal accommodation comprises: spacious entrance hallway, dining kitchen with bi-fold doors to garden, living room, utility, cloakroom, study/bedroom to ground floor; master bedroom with bath, bedroom / dressing room, further dressing room and family shower room.



ACCOMMODATION

Hallway with uPVC double glazed obscure front entrance door and uPVC double glazed obscure window to front aspect; oak flooring with underfloor heating (as is present throughout the ground floor), carpeted spindle and balustrade staircase to first floor, ceiling light and power points. Doors to ground floor accommodation including:

Living Room with uPVC double glazed windows to front, bay window to side aspect; oak flooring, TV point, ceiling light and power points.



Study / Snug / Bedroom with uPVC double glazed window to side aspect; oak flooring, built in shelving to wall, ceiling light and power points.

Utility having uPVC double glazed window to rear aspect; a good range of storage units to base and wall levels plus full height cupboard, Lamona sink and drainer inset to roll edge worktop with space and connections for under counter washing machine and dishwasher. Oak flooring, wall mounted gas fired Worcester boiler, ceiling light and power points. Door to:

Cloakroom with uPVC double glazed obscure window to rear aspect; built in airing cupboard, low level WC, oak flooring and ceiling light.

Dining Kitchen having uPVC double glazed windows to front; side and rear plus patio doors to side aspect; an excellent range of modern units to base and wall levels, 1 1/2 bowl Lamona sink and drainer inset to roll edge wood effect worktop to include breakfast bar peninsula. Integrated fridge, water softener, Lamona double oven and four ring gas hob, Oak flooring, ceiling spotlights plus light over dining room, TV point and power points

First Floor

Gallery Landing having skylight to front aspect, loft access hatch, ceiling light, carpeted floor. Doors to bedrooms, dressing room and to:

Master Bedroom having uPVC double glazed window to side, skylight to front aspect, radiator, carpeted floor, ceiling light and power points. Open to bathroom with skylight to rear, free standing bath on ball and claw feet, with tile effect vinyl flooring. and ceiling spotlights.

Bedroom with skylights to front aspect; excellent range of built in wardrobes, carpeted floor, radiator, ceiling lights and power points.

Bedroom / Dressing Room having skylights to rear aspect; carpeted floor, excellent range of built in wardrobes, carpeted floor, radiator, ceiling spotlights and power points.





Shower Room with uPVC double glazed obscure window to rear aspect; shower cubicle with tiled surround, monsoon and regular head over, wash hand basin inset to storage unit and low level WC. Built in cupboard housing the water cylinder, tile effect flooring, tiles to walls, heated towel rail and ceiling spotlights

OUTSIDE

The property is approached to the front, via a gravel drive providing parking space to the side, continuing across the front and to the **Garage** with up and over electric door to front, uPVC double glazed obscure door to side, light and power.

The garden is laid to low-maintenance paving, with timber fenced surround. With patio also at the front; and path circumnavigating the property, the garden could easily be made secure for children and pets.

East Lindsey District Council – Tax band: D

ENERGY PERFORMANCE RATING: tbc

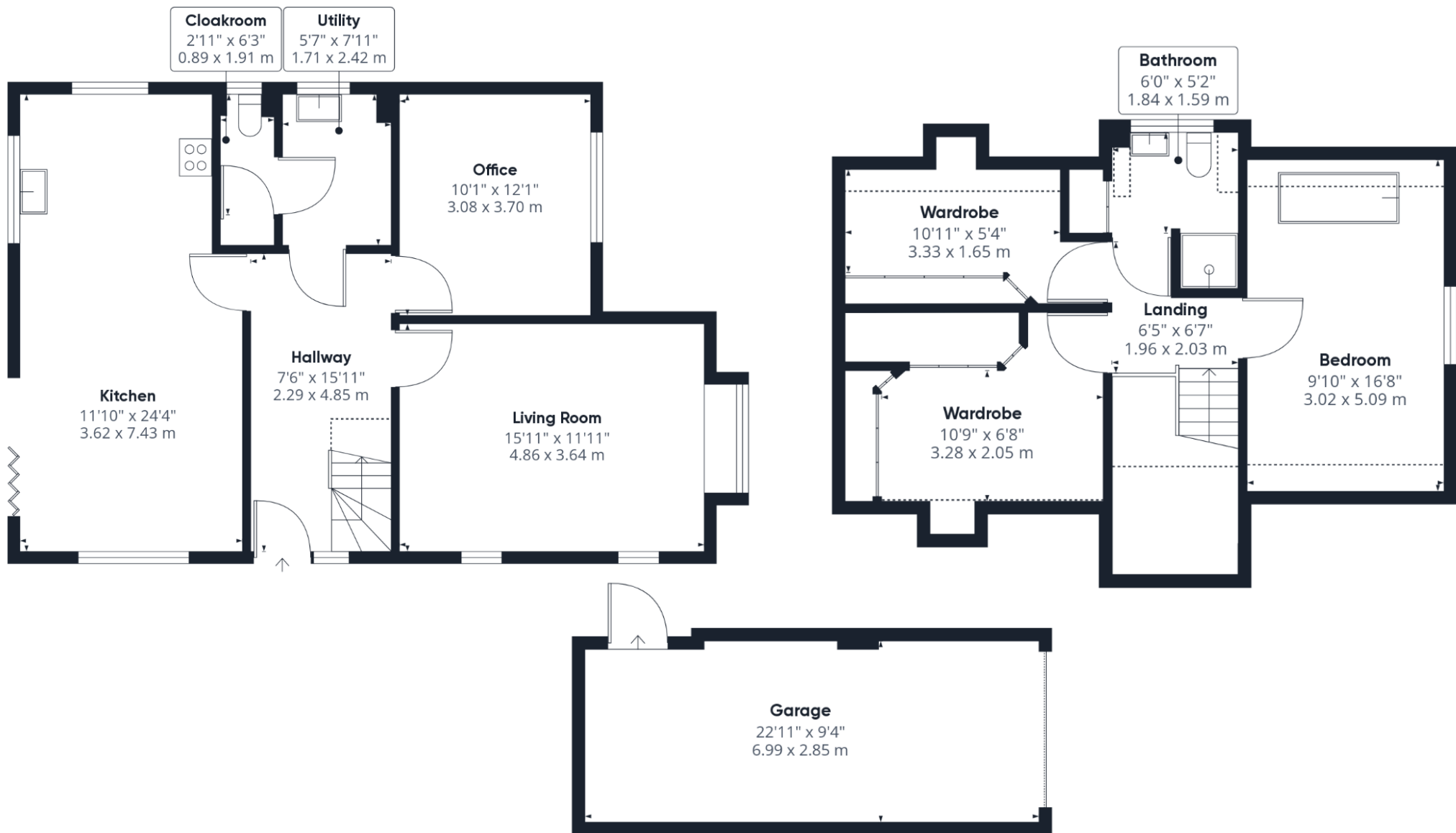
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office
Old Bank Chambers, Horncastle. LN9 5HY.
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