



92 Banovallum Gardens
Horncastle, Lincolnshire. LN9 6RF





92 Banovallum Gardens Horncastle

92 Banovallum Gardens is a four-bedroom detached family home; occupying a prominent corner position on this popular residential development.

With large living room; dining room off the modern kitchen – plus utility – the property offers comfortable family accommodation with a generous rear garden, driveway parking and garage.

ACCOMMODATION

Entrance Hallway with UPVC double glazed obscure front entrance door and matching side panels, built in storage cupboard, carpeted staircase to first floor, carpeted floor, radiator, ceiling light and power points. Doors to living room and to

Dining Room with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points. Door to:

Kitchen having uPVC double glazed window to rear aspect; a good range of modern units to base and wall levels, Lamona composite sink and drainer inset to roll edge worktop with space and connections for upright fridge-freezer, under counter dishwasher, oven and grill, four ring hob beneath extractor canopy. Wood effect flooring, radiator, ceiling spotlights and power points. Open doorway to:

Utility having uPVC double glazed obscure door to side, window to rear aspect; space and connections for under counter washing machine and wall mounted gas fired Worcester boiler. Wood effect flooring consistent with kitchen, radiator, ceiling spot lights. Door to:

Cloakroom having uPVC double glazed obscure window to side aspect; low level WC, pedestal wash hand basin, ceiling spotlight, radiator and wood effect flooring.

Lounge with uPVC double glazed sliding doors to rear aspect; carpeted floor, radiator, TV point, ceiling light and power points.
First Floor





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.

Family Bathroom having uPVC double glazed obscure window to rear aspect; panel bath with shower over, tiled surround, pedestal wash hand basin and low level WC. Tiles to half height to walls, and to floor, heated towel rail, shaver socket and ceiling light.

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

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

En-suite with uPVC double glazed obscure window to front aspect; shower cubicle with tiled surround, monsoon and regular head over, feature hand wash basin inset to roll edge worktop above storage unit and low level WC. Tiles to half height to walls and to floor, radiator, shaver socket and ceiling light.

OUTSIDE

The property is approached to the front via the driveway, leading to the brick and tile Single Garage with up and over door, light and power. The front garden space is laid to lawn, with paved path to the front door and personnel gate to the rear.

The rear garden, contained by wood panel fencing and personnel gates to ensure a child and pet friendly space, is laid to lawn with a paved patio leading off the lounge doors.

East Lindsey District Council – Tax band: D

ENERGY PERFORMANCE RATING: C

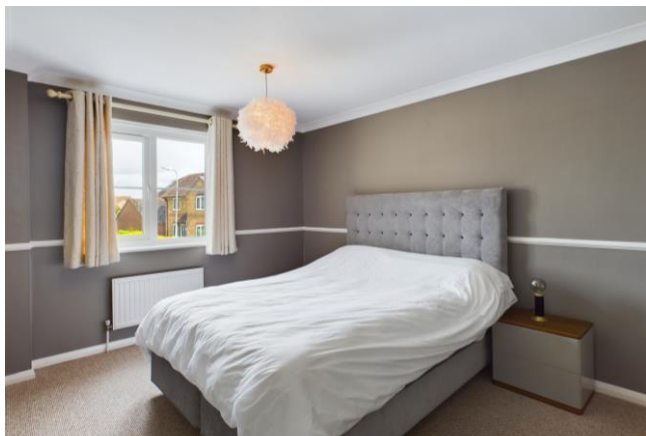
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

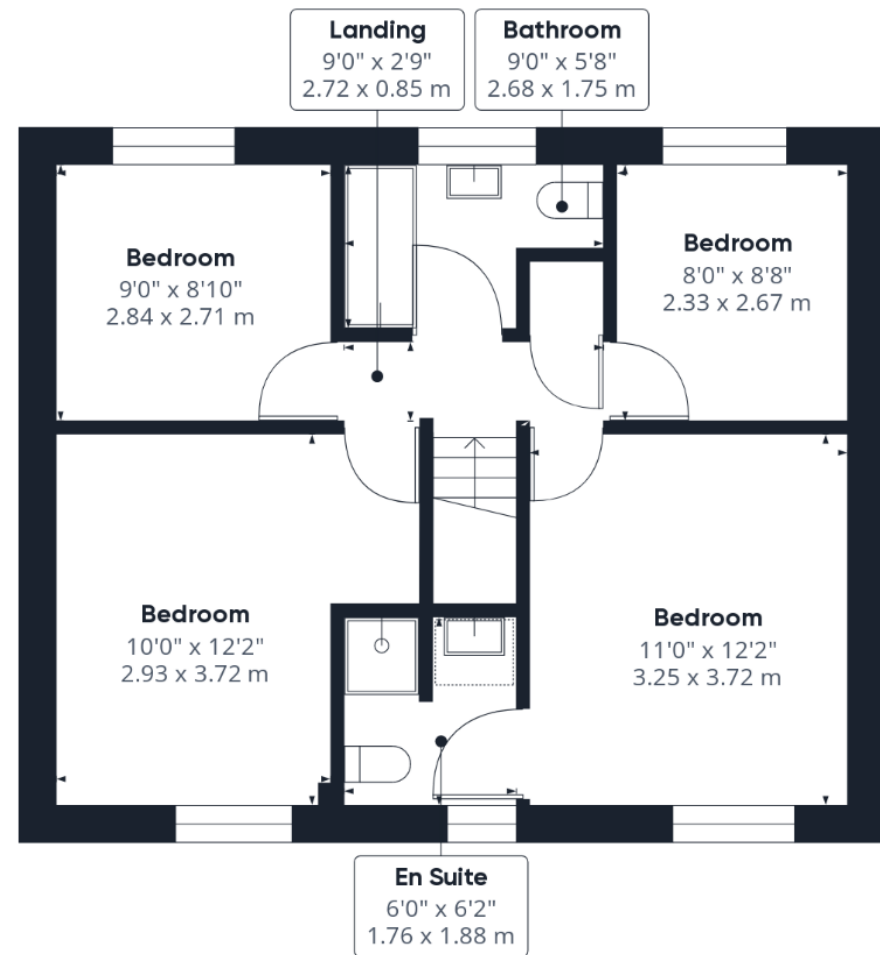
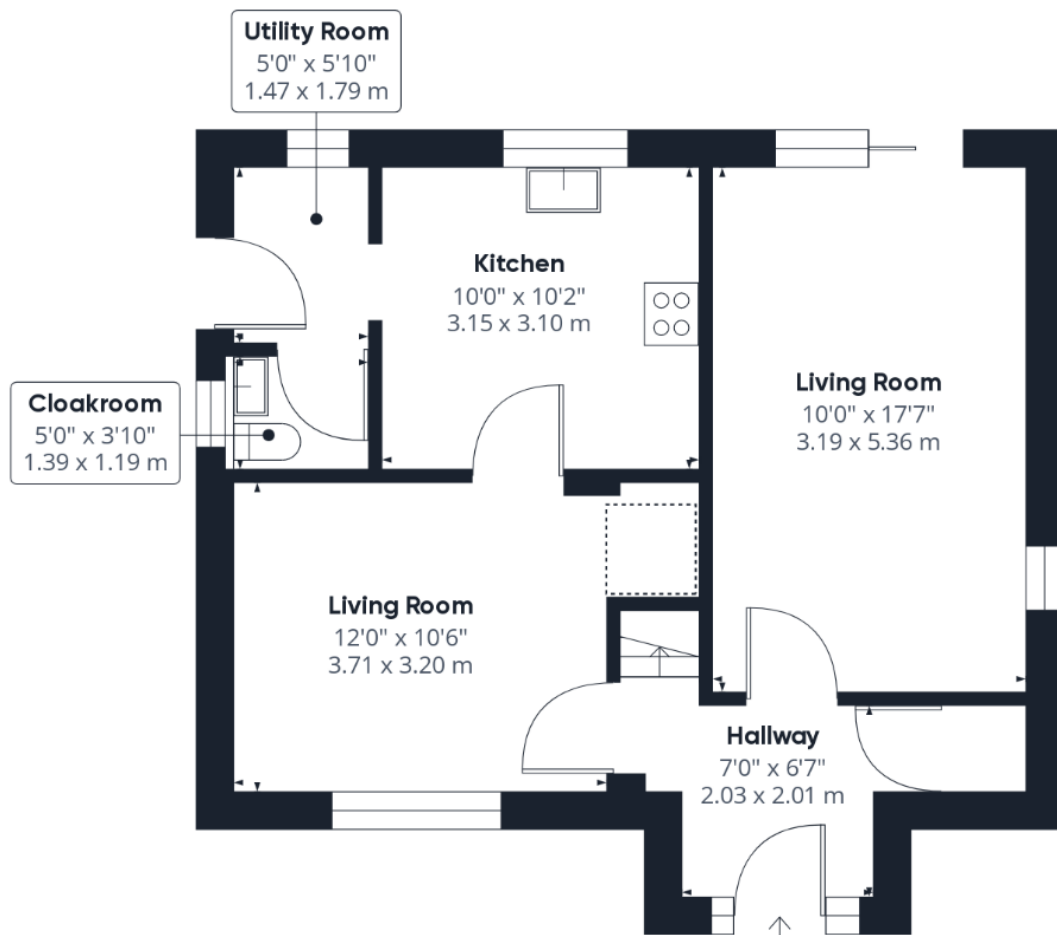
VIEWING: By arrangement with the agent's Horncastle Office
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Approximate total area⁽¹⁾

1094.37 ft²

101.67 m²

Reduced headroom

9.58 ft²

0.89 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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