



BRITISH
PROPERTY
AWARDS

2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



90 Banovallum Gardens
Horncastle, Lincolnshire. LN9 6RF

BELL



90 Banovallum Gardens Horncastle

90 Banovallum Gardens is an attractive detached family home; offering excellently appointed accommodation with a modern feel throughout. Enjoying an open plan living room, dining and kitchen layout to the ground floor, complemented by a utility and cloakroom; the property is complete with three bedrooms, walk in wardrobe to master, and family bathroom.

A low maintenance garden sits alongside the driveway to the front, with lawned and patio spaces to the rear. The property also offers a single garage with light and power.

Horncastle is a Georgian market town equidistant to Lincoln & Lincolnshire coast (21 miles to the West and East respectively), with the Lincolnshire Wolds, Area of Outstanding Natural Beauty nearby, accessed on foot up the Viking Way walking path which runs through the town.

A full range of services and amenities, including supermarket, doctors surgery, a range of independent shops and eateries; schooling including the prestigious Queen Elizabeth's Grammar School; are within walking distance for most.

ACCOMMODATION

Hallway with uPVC double glazed obscure front entrance door, wood flooring, carpeted staircase up to first floor, radiator, ceiling light and power points. Door to:





Living Room with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling spotlights and power points. Open doorway to:

Dining Room with uPVC double glazed French doors to rear aspect; wood flooring, ceiling spotlights and power points. Open to:

Kitchen having uPVC double glazed window to rear aspect; a good range of storage units to base and wall levels, 1 1/2 bowl composite sink and drainer set to square edge worktop, double oven, induction hob with extractor, integrated fridge, freezer and dishwasher, Column radiator, ceiling spotlights and power points. Door to:

Utility having uPVC double glazed obscure window to rear aspect; storage units to wall level plus full height, space and connections for washing machine and dryer. Wood effect flooring, radiator and power points. Door to: Cloakroom with uPVC double glazed obscure window to rear aspect; pedestal wash hand basin, low level WC, wood effect flooring, radiator and ceiling light.

First Floor

Gallery Landing with carpeted floor, loft access hatch, ceiling light and power points. Built in airing cupboard and doors to first floor accommodation.

Bedroom 3 with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points. Built in over stairs storage space.

Bedroom 2 with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

Bedroom 1 with uPVC double glazed window to rear aspect; wood doors to walk in wardrobe space, carpeted floor, radiator, ceiling light and power points.

Family Bathroom having uPVC double glazed obscure window to rear aspect; panel bath with tiled surround and shower over, pedestal wash hand basin and low level WC. Wood effect flooring, heated towel rail and ceiling spotlights.





OUTSIDE

The property is approached to the front, via a tarmac driveway providing off road parking space and access to the **Single Garage**, with up and over door, light and power.

The front garden is laid to lawn, with established shrubs to the front bed and paved path leading down the side of the property and to the rear garden. Initially laid to paved patio space, with a timber decked area alongside, a low level wall with ball-top brick posts contains the lawn. A range of established shrubs and flowers colour the borders; boundaries being contained by wood panel fencing.

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.

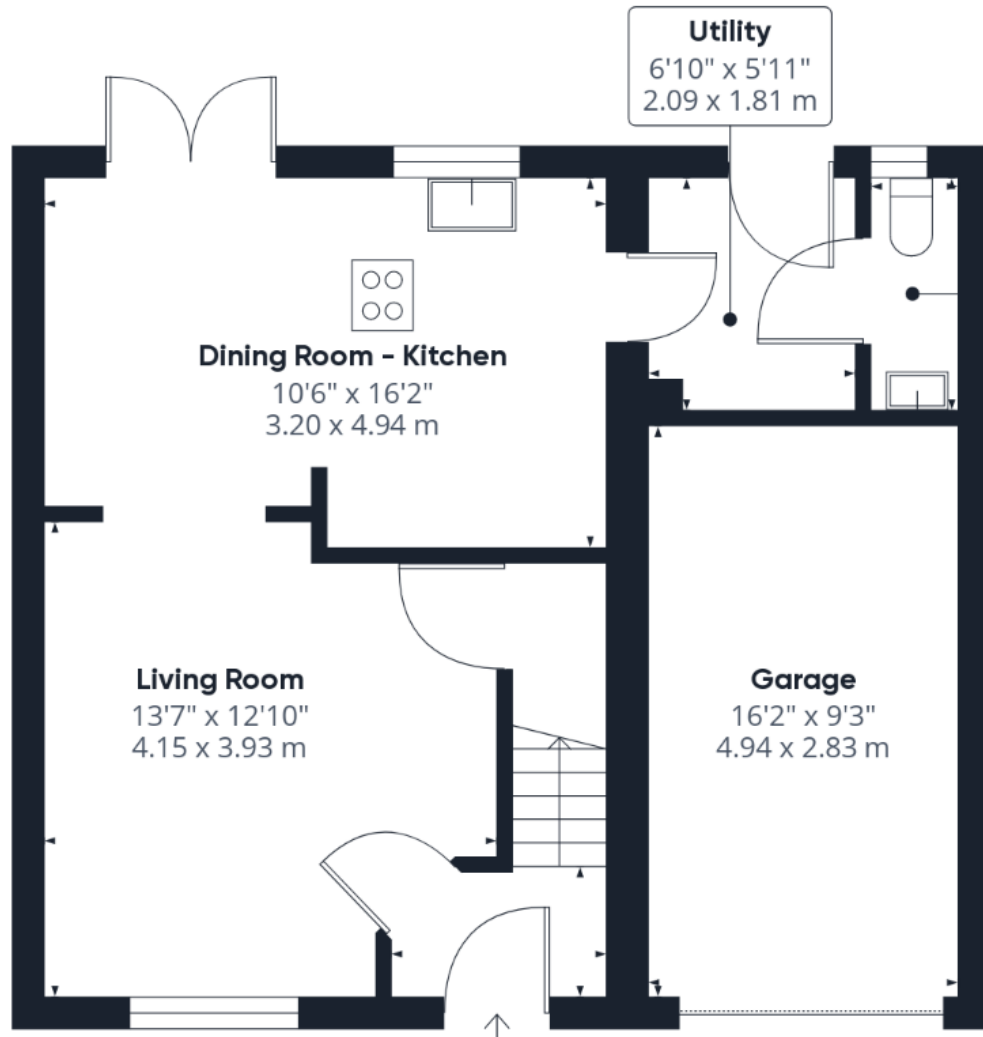
VIEWING: By arrangement with the agent's Horncastle Office

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Brochure prepared 5.11.2024

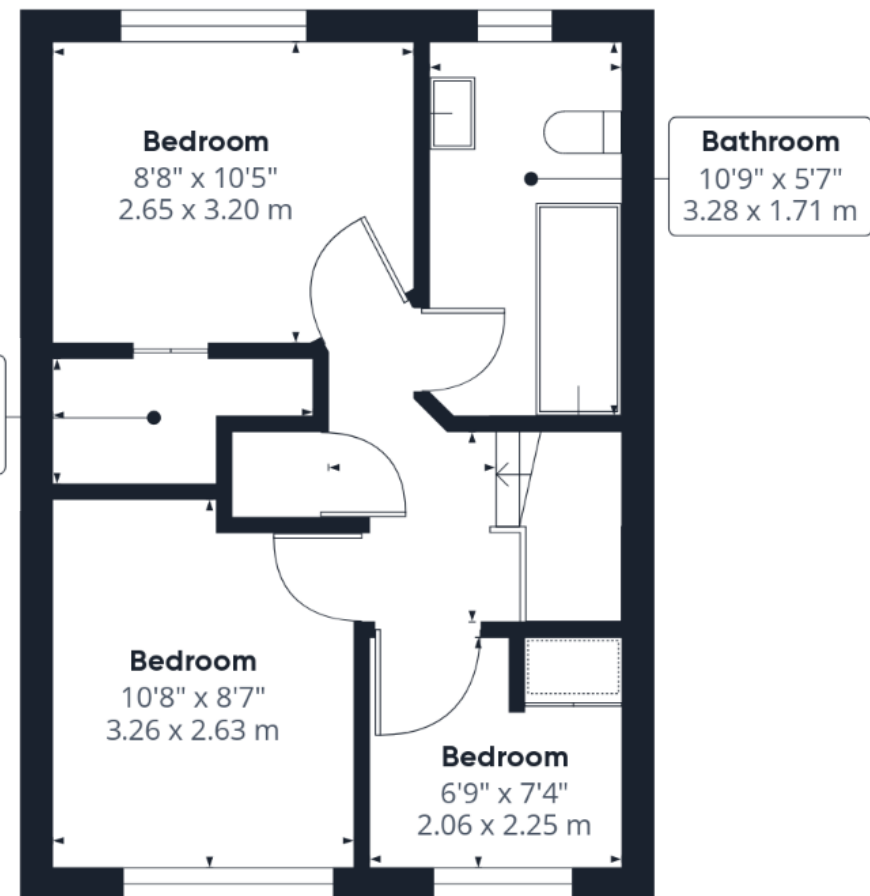






Cloakroom
6'10" x 2'8"
2.09 x 0.83 m

Walk in Wardrobe
3'11" x 7'6"
1.20 x 2.29 m



(1) Excluding balconies and terraces

Approximate total area⁽¹⁾

934.41 ft²

86.81 m²

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

Calculations are based on RICS IPMS 3C standard.

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DISCLAIMER

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