



BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



2 Mark Avenue
Horncastle, Lincolnshire. LN9 5BD

BELL



2 Mark Avenue Horncastle

2 Mark Avenue is a detached bungalow set to a popular residential area of Horncastle, within walking distance of the town's full range of services and amenities. Upgraded and modernised in part by the current vendors, the property provides a beautiful open-plan living, dining, kitchen to the rear, with bi fold doors on to the rear garden. With utility and cloakroom alongside; there are currently three bedrooms including master with en suite, and space for both a fourth bedroom and family bathroom (with water and drainage connections).

The property is complete with driveway parking, front garden and a single garage.

ACCOMMODATION

Hallway with double glazed obscure front entrance door, of L-shaped proportions; radiator, ceiling light and power points. Doors to accommodation including:

Master Bedroom having uPVC double glazed windows to front and side aspect; carpeted floor, wall and ceiling lights and power points. Door to:

En-suite Shower Room having corner shower cubicle with tile surround, monsoon and regular heads over, alcove shelves, wash hand basin set to storage unit and low level WC. Wood effect flooring, heated towel rail and ceiling spotlights.

(Future) Bathroom having uPVC double glazed window to side aspect; fittings for drainage and radiator.

Bedroom having aluminium double glazed obscure door to side aspect; radiator and ceiling light.





Kitchen having uPVC double glazed window to side aspect; a good range of storage units to base and wall levels, ceramic sink and drainer set to square edge wood worktop with breakfast bar, Indesit electric oven and grill, gas hob beneath extractor canopy integrated dishwasher. Wood effect flooring and ceiling spotlights. Open to:

Living / Dining Room having uPVC double glazed bifold doors to side, full height window to rear aspect; wood effect flooring, TV point, radiator, ceiling spotlights and power points. Door to: Utility having uPVC double glazed window to side aspect; storage unit beneath roll edge worktop with 1 1/2 bowl sink and drainer inset with space and connections for washing machine. Wood effect flooring, radiator, ceiling lights and power points. Door to:

Cloakroom comprising uPVC double glazed obscure window to side aspect; low level WC, wash hand basin inset to storage unit, wood effect flooring, radiator and ceiling light.

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

Bedroom with uPVC double glazed windows to front and side aspects; carpeted floor, radiator, ceiling light and power points.

OUTSIDE

The property is approached to the front via a concrete driveway, providing ample off road parking for multiple vehicles and served by a gravelled turnaround which continues down to the **Garage** with double doors to front, window to side, light and power.

The front garden is laid to lawn with mature trees, contained by low level wall to the front and mature hedging to the side. This continues around to contain the main garden, also laid to lawn with a large paved patio leading off the bifold doors, and timber fencing to the rear.

East Lindsey District Council – Tax band: C

ENERGY PEFORMANCE 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.

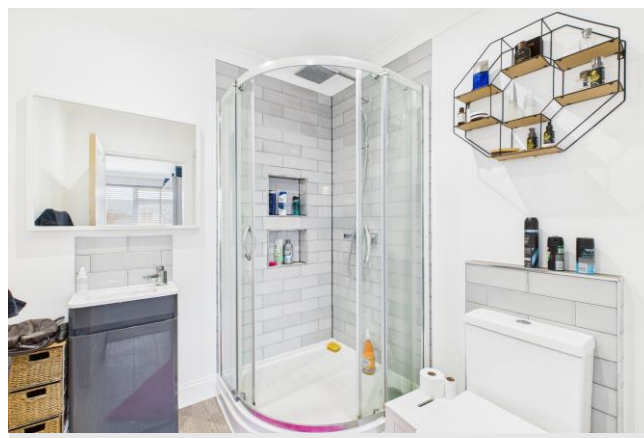
VIEWING: By arrangement with the agent's Horncastle Office
Old Bank Chambers, Horncastle. LN9 5HY.

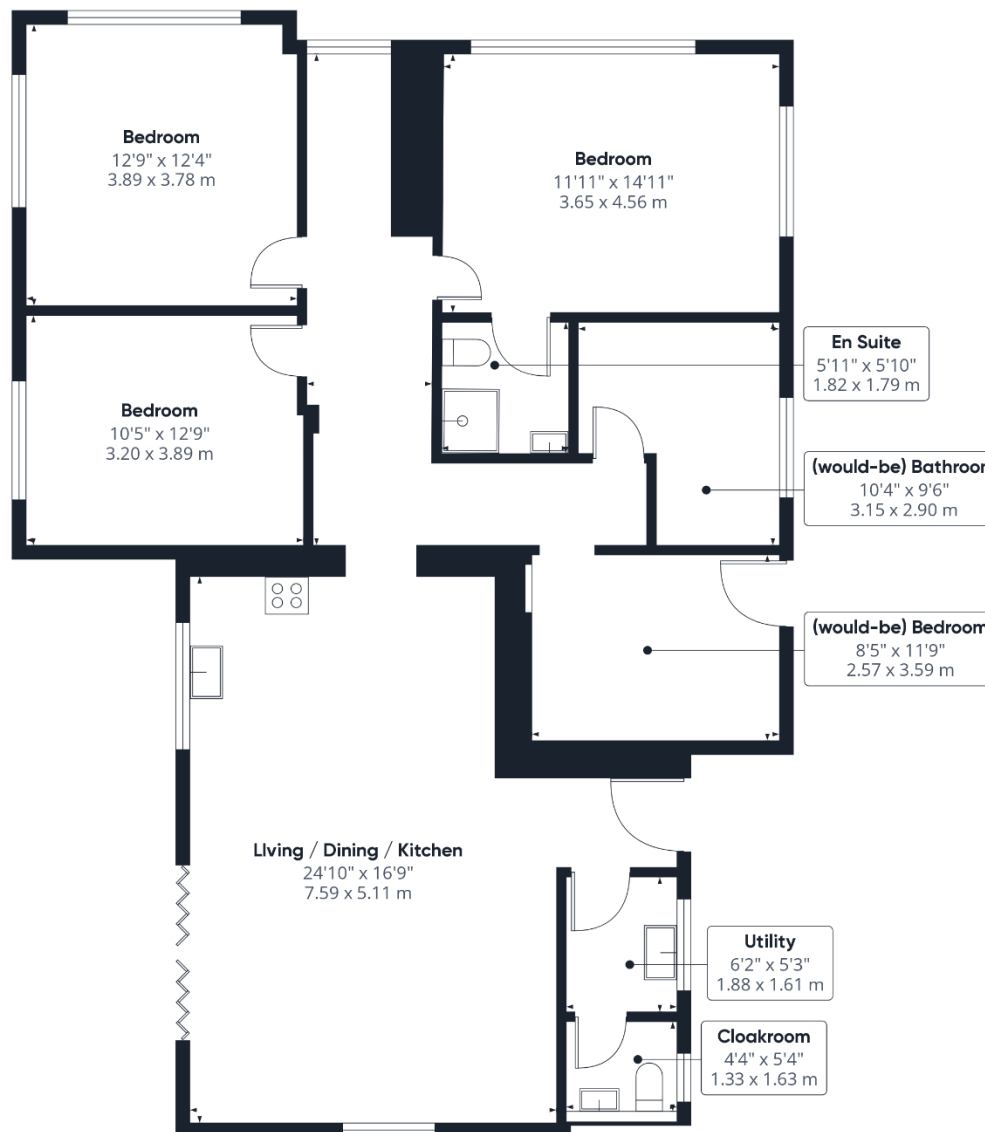
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Brochure prepared 24.03.2025





Approximate total area⁽¹⁾

1331.3 ft²

123.68 m²

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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