



BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN HORNCastle



1 Carlise Gardens
Horncastle, Lincolnshire. LN9 5LP

BELL



1 Carlisle Gardens

Horncastle

NO ONWARD CHAIN! 1 Carlisle Gardens is a generous three bedroom detached bungalow, to a quiet no through road. The property benefits from well-proportioned accommodation with good size living room to the front, enjoying the afternoon sun. The internal accommodation comprises: hallway, living room, kitchen, utility, three bedrooms, en suite to bedroom one and bathroom.

Outside there are gardens to front and rear, the latter boasting successful fruit trees, driveway parking and a garage with access through to the utility.

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

Entered to the front through wood glazed leaded door to entrance lobby, with further door to:

Hallway with carpeted floor, radiator, loft access hatch, ceiling lights and power point. Doors to accommodation including:



Lounge having wood double glazed leaded window to side and bay window to front aspect; log burning stove on stone hearth, carpeted floor, radiators, TV point, ceiling lights and power points.

Shower Room having wood double glazed obscure window to side aspect; shower cubicle with board surround, pedestal wash hand basin and low level WC. Wood effect flooring, built in airing cupboard and ceiling light.

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

En-suite Shower Room having uPVC double glazed obscure window to side aspect; shower cubicle, tiled, with electric shower over, pedestal wash hand basin and low level WC. Wood effect flooring, tiles to half height to walls, ceiling light and shaver socket.

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

Kitchen having uPVC double glazed window to rear aspect; storage units to base and wall levels, 1 ½ bowl sink and drainer to roll edge worktop, electric oven and hob. Tile effect flooring, radiator, ceiling light and power points. Door to:

Utility with uPVC double glazed window and patio door to rear aspect; roll edge worktop with space and connections beneath for washing machine and dishwasher, tile effect flooring, ceiling light and power points. Door to garage.

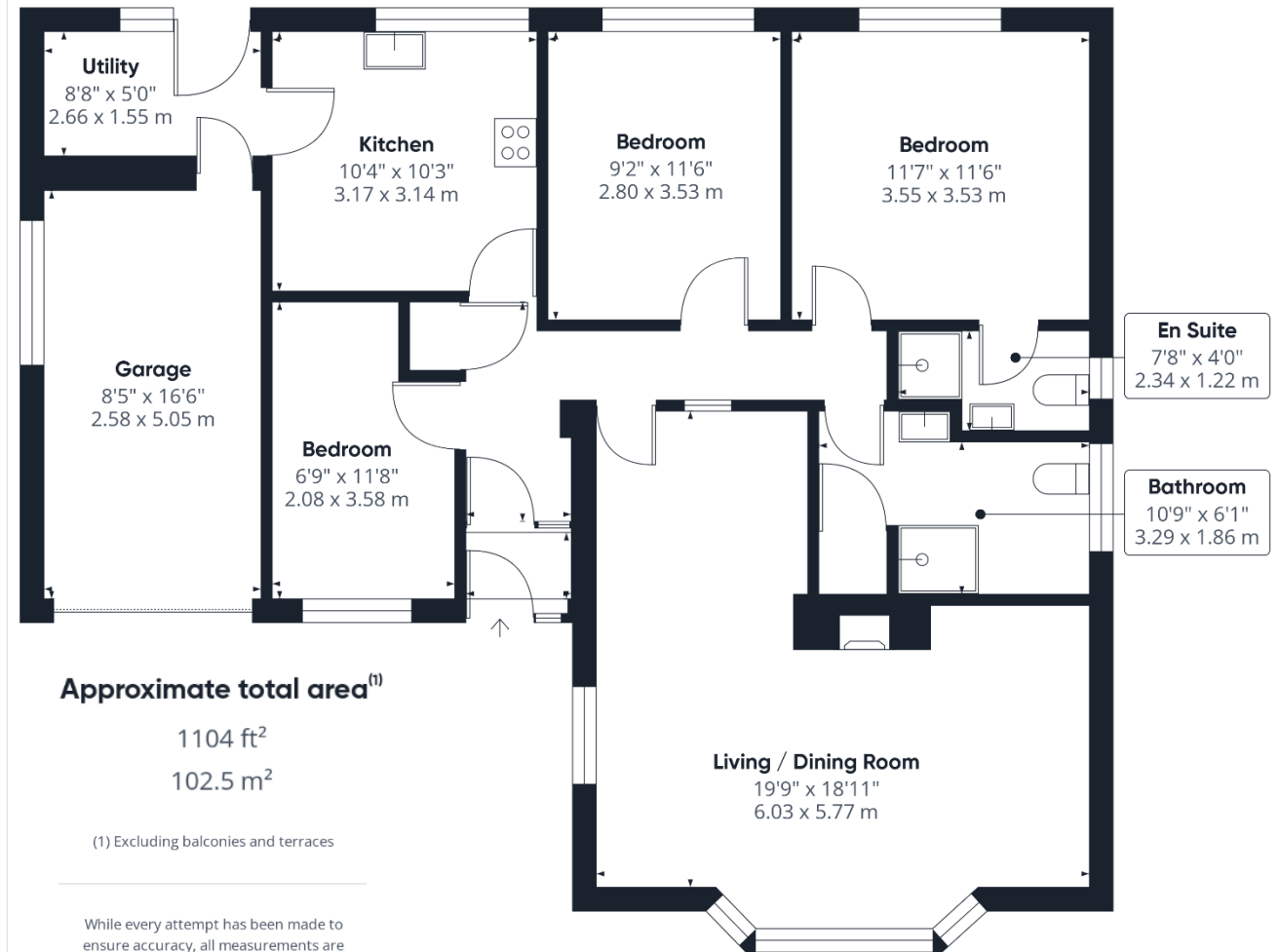
Bedroom with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

OUTSIDE

The property is approached to the front up a wide driveway, providing dedicated off road parking space and access to the **Single Garage**, with up and over door, light and power. The front garden is set with low maintenance slate chippings, with a central tree to gravel and brick feature.

Personnel gates down the side ensure a child and pet friendly, secure rear garden; predominately laid to lawn, with patio seating, hedged and fenced boundaries and mature flowers, shrubs and trees including plum and apple. The garden benefits from two sheds and a greenhouse.





Approximate total area⁽¹⁾

1104 ft²
102.5 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 are based on RICS IPMS 3C standard.

GIRAFFE360

East Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING: E

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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