



BRITISH
PROPERTY
AWARDS

2024



GOLD WINNER

ESTATE AGENT
IN HORNCastle



75 Banovallum Gardens
Horncastle, Lincolnshire. LN9 6RF

BELL



75 Banovallum Gardens Horncastle

A well presented three bedroom detached house with a conservatory, enclosed rear garden, single garage and off road parking. The property benefits from a corner position in this popular residential location, close to the centre of the historic Georgian market town of Horncastle - home to a full range of services and amenities including primary and secondary schooling.

Internal accommodation comprises: entrance porch, lounge / diner, conservatory, kitchen, utility and cloakroom to the ground floor with three bedrooms and family bathroom to the first floor.

ACCOMMODATION

Entrance Hallway with wood effect composite double glazed obscure front entrance door, carpeted floor, radiator, ceiling light and power point. Doors to cloakroom and to:

Living Room having uPVC double glazed window to front aspect; carpeted staircase to first floor, electric fire with oak mantle (gas connection behind), carpeted floor, TV point, ceiling light and power points. Door to kitchen, open to:

Dining Room with uPVC double glazed window to rear; carpeted floor, radiators, ceiling lights and power points. Door to utility and sliding doors to:

Conservatory with uPVC double glazed windows to sides and rear, French doors to side aspect; radiator, light and fan to ceiling and power points.

Utility with uPVC double glazed window to front aspect; storage units to base and wall levels, space and connections for under counter washing machine and dryer, radiator, vinyl flooring, ceiling light and power points.

Kitchen having uPVC double glazed window to rear, wood effect composite double glazed door; a good range of storage units to base and wall levels, 1 ½ bowl sink and drainer to roll





edge worktop with space and connections for upright fridge-freezer; under counter washing machine/ dishwasher, oven and four ring induction hob beneath extractor canopy. Tile effect flooring, radiator, ceiling light and power points.

Cloakroom with uPVC double glazed obscure window to front aspect; low level WC, wash hand basin set to storage unit, carpeted floor, radiator and ceiling light.

First Floor

Gallery Landing with uPVC double glazed window to side aspect; carpeted floor, loft access hatch, ceiling light and power points. Doors to first floor accommodation.

Family Bathroom having uPVC double glazed obscure window to rear aspect; panel bath with tiled surround and shower over, wash hand basin set to storage unit and low level WC. Carpeted floor, wall mounted storage unit, radiator and ceiling light.

Bedroom 2 with uPVC double glazed windows to rear aspect; built in bedroom furniture, carpeted floor, radiator, ceiling light and power points.

Bedroom 1 with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

Bedroom 3 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 paved path, through the front lawn with mature flowerbeds. The path continues around the side, through personnel gate, to the child and pet friendly, secure rear space. Predominantly laid to lawn, the garden enjoys a paved patio, timber framed garden shed and mature borders.

To the side, accessed up the gravel driveway providing off road parking for two vehicles, is the **Single Garage** with up and over door to front, aluminium double glazed obscure door to side, light and power.

East Lindsey District Council – Tax band: C

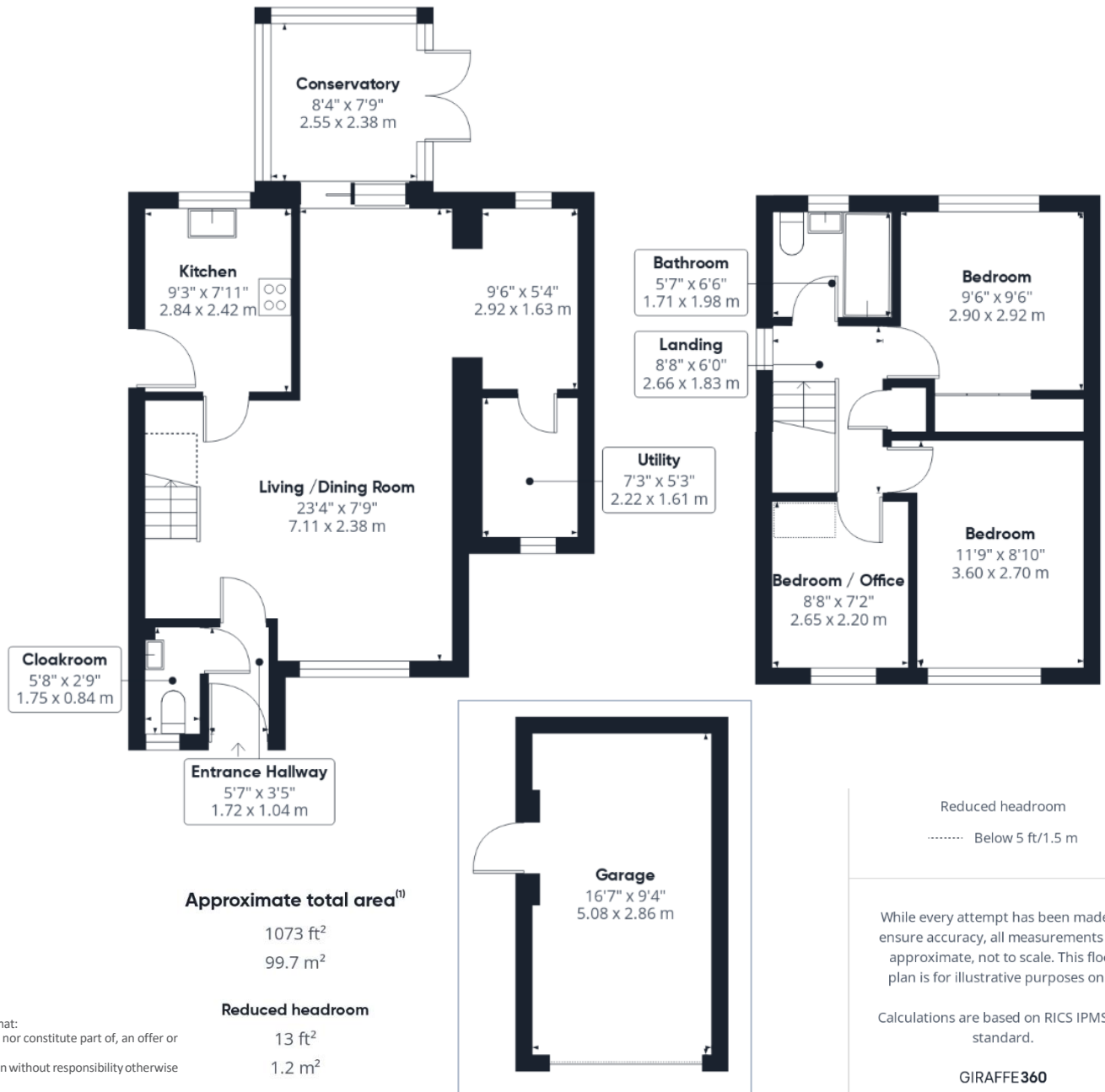
ENERGY PERFORMANCE RATING: tbc

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.
Tel: 01507 522222;
Email: horncastle@robert-bell.org;
Website: <http://www.robert-bell.org>





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