



BRITISH  
PROPERTY  
AWARDS

2024



GOLD WINNER

ESTATE AGENT  
IN HORNCASTLE



**21 Banovallum Gardens**  
Horncastle, Lincolnshire. LN9 6PN

**BELL**





## 21 Banovallum Gardens Horncastle

**\*\*NO ONWARD CHAIN\*\***

This detached 3 bedroom bungalow occupies a corner plot on this popular residential area towards the outskirts of the historic Georgian market town of Horncastle. The accommodation offers a front reception hall, dual aspect living room, kitchen into sun lounge, 3 bedrooms and shower room. Front, side and rear lawned gardens and a single garage. Having gas fired central heating but requiring a scheme of modernisation.

Horncastle has a range of amenities including supermarkets, post office, doctor's surgery, banks, leisure centre and a range of local shops and cafes; there is a regular bus service that runs to the county capital of Lincoln and the coastal resort of Skegness being 22 and 20 miles away respectively.

### ACCOMMODATION

Entered to the front through uPVC double glazed obscure door to

**Reception Hall** carpeted floor, radiator, airing cupboard housing the hot water cylinder, consumer unit, store cupboard, carpeted floor.

**Living Room** (11'8" x 16'8") uPVC double glazed front bow window, rear exterior door and side screen, 2 radiators, open fireplace with brick feature surround, light to ceiling, carpeted floor.

**Bedroom 1** (11'9" x 9'4") uPVC double glazed rear window, radiator, built in wardrobe, light to ceiling, carpeted floor.

**Bedroom 2** (10' x 8'9") uPVC double glazed front window, radiator, built in wardrobe, light to ceiling, carpeted floor







**Bedroom 3** (9'9" x 7'7") uPVC double glazed front window, radiator, light to ceiling, carpeted floor.

**Shower Room** (7'3" x 5'4") equipped with shower cubicle with electric shower, wc, wash hand basin, part tiled walls and floor, radiator, light to ceiling uPVC double glazed side window.

**Kitchen** (11'9" x 9' (max)) having a range of country pine style wall and base units, roll edged worksurface, single drainer sink, electric ceramic hob with hood over, floor standing gas central heating boiler, plumbing for washing machine, appliance space, tile effect floor, uPVC double glazed window and door into:

**Sun Lounge** (23'7"x10'1"/4'1" ) uPVC double glazed walls with 3 exterior doors, tiled floor, flat felted roof, cupboard, radiator.

## OUTSIDE

The property benefits from lawned gardens to three sides, with borders, and pathways. A gate opens onto the enclosed rear garden which has steps up to the sun lounge. A drive with parking for a single vehicle leads to a brick built **Garage** (17'6" x 8'6") with wooden front doors and rear window, fibre glass roof.

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  
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