



BRITISH
PROPERTY
AWARDS

2024



GOLD WINNER

ESTATE AGENT
IN HORNCastle



67 Winceby Gardens
Horncastle, Lincolnshire. LN9 6PJ

BELL



67 Winceby Gardens Horncastle

67 Winceby Gardens is a three bedroom, semi-detached property - built 2023 and boasting an excellent EPC 'B' rating. Providing modern, excellently presented accommodation, the property enjoys an southerly aspect and is set to a no-through road location on the Eastern edge of this well-served market town.

Accommodation comprises; hall, cloakroom, lounge, dining kitchen, three bedrooms and bathroom. There are gardens to the front and rear with driveway parking and a single garage.

Horncastle provides a wealth of amenities, alongside primary and secondary schooling. Accessed via regular public transport connections, the Lincolnshire coastline and county city of Lincoln are 21 miles away to the East and West respectively.

ACCOMMODATION

Entrance Hallway having composite double glazed front entrance door with uPVC double glazed window to side aspect; carpeted floor, radiator, ceiling light and power points. Doors to cloakroom and to:

Lounge having uPVC double glazed window to front aspect; carpeted floor, carpeted staircase with spindle and balustrade to first floor with built in under stairs storage space, radiator, TV point, ceiling light and power points. Door to:

Dining Kitchen having uPVC double glazed French doors and window to rear aspect; a good range of storage units to base and wall levels, sink and drainer set to roll edge worktop with space and connections for under counter washing machine, upright fridge-freezer, oven and four ring induction hob beneath extractor canopy. Wood effect flooring, radiator, ceiling spotlights and power points.

Cloakroom with uPVC double glazed obscure window to side aspect; low level WC, pedestal wash hand basin, tile effect flooring, radiator and ceiling light.





First Floor

Gallery Landing with carpeted floor, loft access hatch, radiator, ceiling light and power points.

Bedroom with uPVC double glazed window to front aspect; mirror fronted built in wardrobe space, carpeted floor, radiator, ceiling light and power points.

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

Bathroom having uPVC double glazed obscure window to rear aspect; panel bath with shower over and tiled surround, pedestal wash hand basin and low level WC. Tile effect flooring, radiator and ceiling light.

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

OUTSIDE

The property is approached to the front, via a tarmac driveway providing parking space and access to the **Garage** with up and over door to front, personnel door to rear, concrete floor, light and power.

The front garden space is laid to low maintenance gravel, with paved path to the front door.

The rear garden is predominantly laid to lawn, with gravelled borders and a paved patio leading off the rear. To the corner are electrical connections to a timber shed (shed not being sold with the property). The boundaries are contained by timber fencing. External power socket.

East Lindsey District Council – Tax band: B

ENERGY PERFORMANCE RATING: B

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...

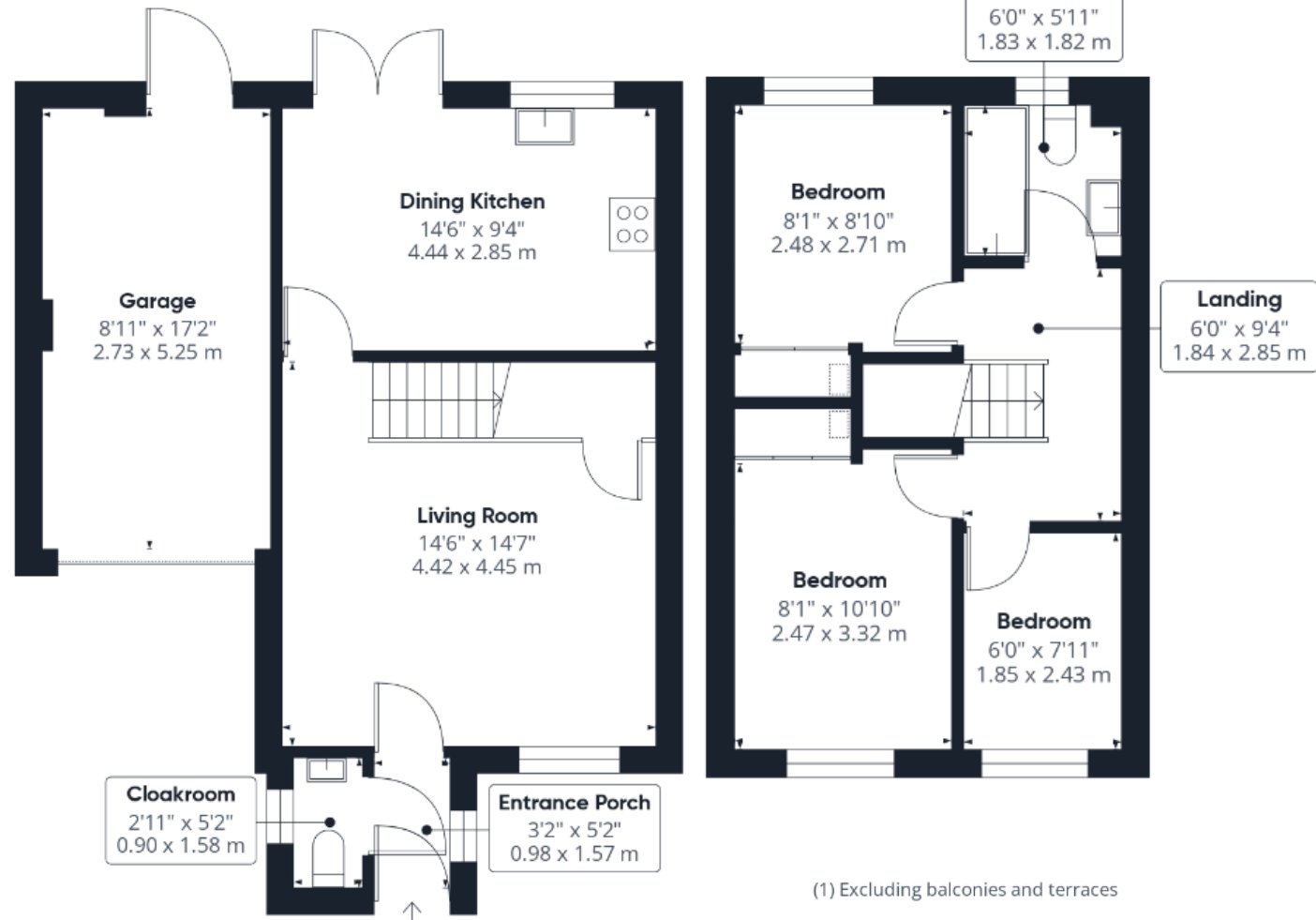
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Approximate total area⁽¹⁾

853 ft²

79.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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DISCLAIMER

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