



I Banks Court Horncastle, Lincolnshire. LN9 5BX

BELL

A modern end terraced town house, constructed in 2018 by award winning local developers 'Bell and Shinn', under a 10 year NHBC warranty. Attractively presented in a Georgian style of red brick walls under a slate roof with period style windows and front entrance. With the accommodation set over 3 floors, boasting 2 car parking spaces and a rear patio garden.

Being part of a small development of matching town houses within the conservation area close to the heart of this ever-popular Georgian market town and convenient for the city of Lincoln.



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ACCOMMODATION

General

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Accommodation

Ground Floor

Entrance Lobby - stairs to the first floor and door into

Open Plan Living Kitchen (22'10" x 11'2") - a range of wall and base units with integrated electric oven, hob, extractor and dishwasher, double glazed windows to front and rear, recessed understairs cupboard and rear exterior door.

Cloakroom (5'7" x 2'9") - Wc., wash hand basin and extractor fan.

First Floor

With stairs down to the ground floor and up to the second floor and double-glazed front window.

Bedroom 2 (12'5' x 8') - Double glazed front window

Bedroom 3 (10' x 7') - Double glazed rear window.

Family bathroom (7'1" x 6'5') - Equipped with a white suite of bath with shower over, WC. and wash hand basin, extractor fan, double glazed window.

Second Floor

With stairs up from the first floor into the

Principal Bedroom suite (12'7" x 11'3') - vaulted ceiling and double glazed skylight window.

Ensuite cloakroom (5'3" x 3'1') - WC., wash hand basin and extractor fan.

Exterior

The property is approached off Banks Street, over the tarmac area to the property which is the right hand of the 3 properties.

Having the benefit of 2 car parking spaces to the front of the property. To the rear of the property is a patio garden.



East Lindsey District Council – Tax band: B

ENERGY PERFORMANCE RATING: B - All mains services, gas central heating

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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