



Treetops

Oxcombe Road, Belchford, Horncastle, Lincolnshire. LN9 6LS

BELL



Treetops

Belchford

Treetops is a large, three-bedroom bungalow enjoying a village-edge position within the Lincolnshire Wolds National Landscape.

Requiring a scheme of updating, the property offers sufficient space to meet a range of requirements, with bright, front Lounge; breakfast kitchen, three bedrooms, bathroom and separate WC. Complete with a single garage and driveway parking, there are lawned spaces to the front and rear.

ACCOMMODATION

Hallway having single glazed side entrance door, wood effect flooring, built in airing cupboard housing smart energy water cylinder, radiator, ceiling lights and power point. Doors to accommodation including:

Lounge having uPVC double glazed windows to front aspect; brick fireplace with oak mantle, wood effect flooring, radiators, ceiling light and power points.

Kitchen having uPVC double glazed window and door to side aspect; storage units to base and wall levels, sink and drainer to roll edge worktop, Prima oven and four ring induction hob, Wood effect flooring, radiator, Myson oil fired boiler, ceiling light and power points.

Bathroom having uPVC double glazed obscure window to side aspect; panel bath, open shower cubicle, pedestal wash hand basin, Wood effect flooring, tiles to walls, radiator and ceiling light.

Cloakroom with uPVC double glazed obscure window to side aspect; low level WC, radiator and ceiling light.





Bedroom with uPVC double glazed window to rear aspect; wood effect flooring, radiator, ceiling light and power points

Bedroom having uPVC double glazed window to rear aspect; carpeted floor, built in wardrobe storage space, radiator, ceiling light and power points.

Bedroom having uPVC double glazed window to side aspect; built in wardrobe space, wood effect flooring, radiator, ceiling light and power points.

OUTSIDE

The property is approached via a long, hardstanding driveway with turnaround space, providing parking for multiple vehicles and access to the **Garage** with up and over door, light, power and personnel door to the rear.

The front garden is laid to lawn, contained by hedging to the front and one side, picket fencing to the other. A vehicle and pedestrian gate secures the side, ensuring a pet and child friendly rear garden- initially laid to patio with lawned surround, and stepping up to further, sleeper-contained, lawn (with steps up needing to be established). The garden is secured by mixed fencing.

East Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING: tbc

Oil fired heating. Mains water, electric and drainage.

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.

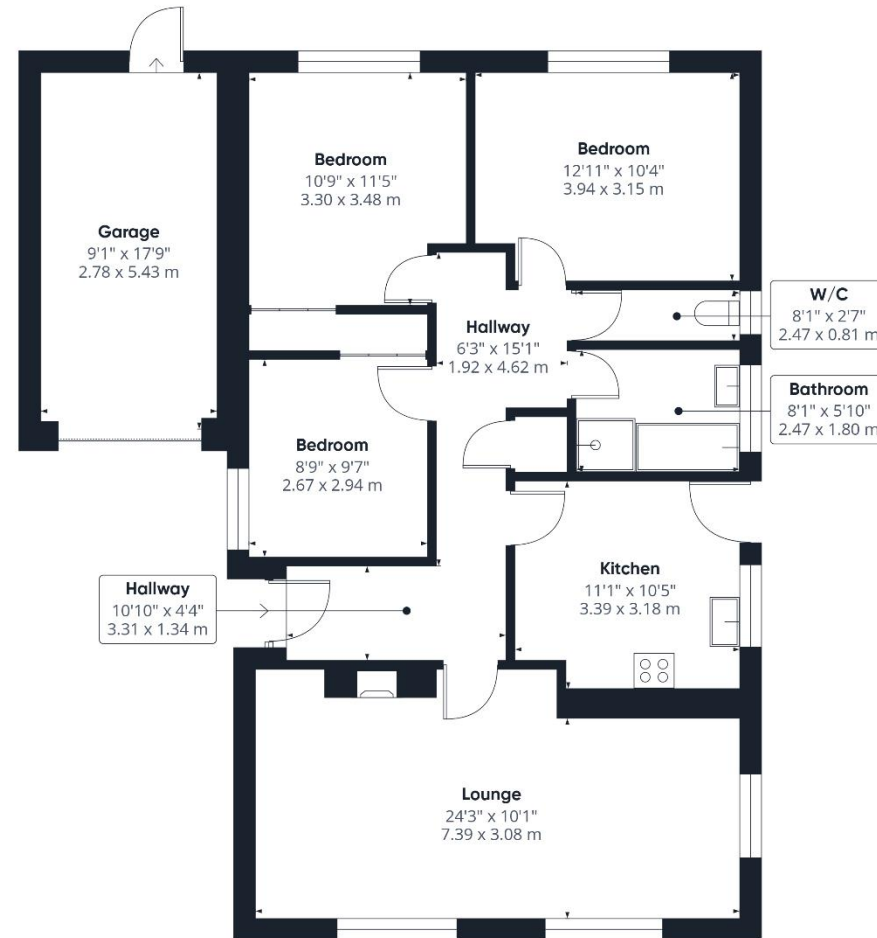
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Approximate total area⁽¹⁾
1101 ft²
102.4 m²

(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.

GIRAFFE 360

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