



11 Banovallum Gardens
Horncastle, Lincolnshire. LN9 5AH

BELL



11 Banovallum Gardens Horncastle

NO ONWARD CHAIN!! A two-bedroom detached bungalow, to a private position. Providing a large front-facing lounge, alongside well-appointed kitchen, a bathroom and two bedrooms – with conservatory off one – 11 Banovallum Gardens is set to a popular residential area of similar properties.

Within walking distance for most is the petrol station and convenience store at the top of Winceby Gardens, with a bus stop here connecting to the coast and the city of Lincoln, 21 miles in opposite directions. Horncastle is a Georgian market town, with a full range of services and amenities including supermarket, doctors surgery and leisure facilities.

ACCOMMODATION

Hallway having uPVC double glazed side entrance door with matching window alongside, built in storage space, carpeted floor, radiator, ceiling lights and power points. Doors to accommodation including;

Kitchen having uPVC double glazed window to front aspect; a good range of storage units to base and wall levels plus full height cupboard and pull-out pantry shelving; corner carousel shelves, Neff oven with pull out and under door, Miele induction hob, Integrated fridge and freezer. Space and connections for under counter dishwasher; washing machine and dryer, wood effect flooring, ceiling light and power points

Lounge having uPVC double glazed window to front aspect; carpeted floor, electric heater to tiled stand with wood surround, radiator, ceiling lights and power points.





Bedroom 1 having uPVC double glazed window; built in wardrobe storage space, carpeted floor, radiator, ceiling light and power points. Patio door to rear to:

Conservatory with uPVC double glazed windows to sides and rear, patio door to side, polycarbonate roof, carpeted floor and power points.

Bedroom 2 having uPVC double glazed window to rear aspect; built in wardrobe storage space, carpeted floor, radiator, ceiling light and power points.

Bathroom having uPVC double glazed obscure window to side aspect; bath with shower over, pedestal wash hand basin and low level WC. Carpeted floor, tiles to walls, radiator and ceiling light.

OUTSIDE

The property is approached via a hardstanding drive, leading to the **Single Garage** with up and over door, light and power. The front garden is laid to lawn with mature hedging to the front.

The rear garden is initially paved, with a slope down to the small lawned space at the rear and boasting bark chipped beds with mature flowers. The garden is corniness by mixed hedging and fencing.

East Lindsey District Council – Tax band: B

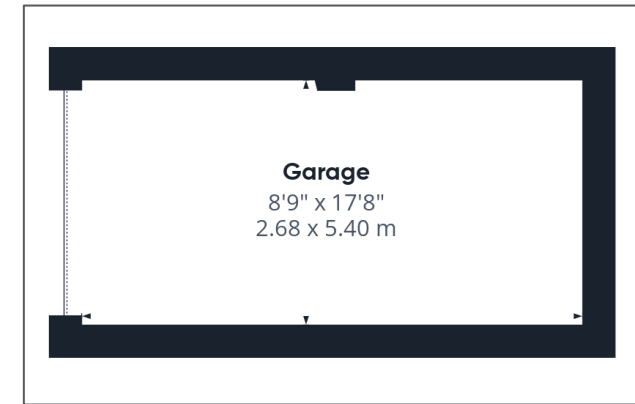
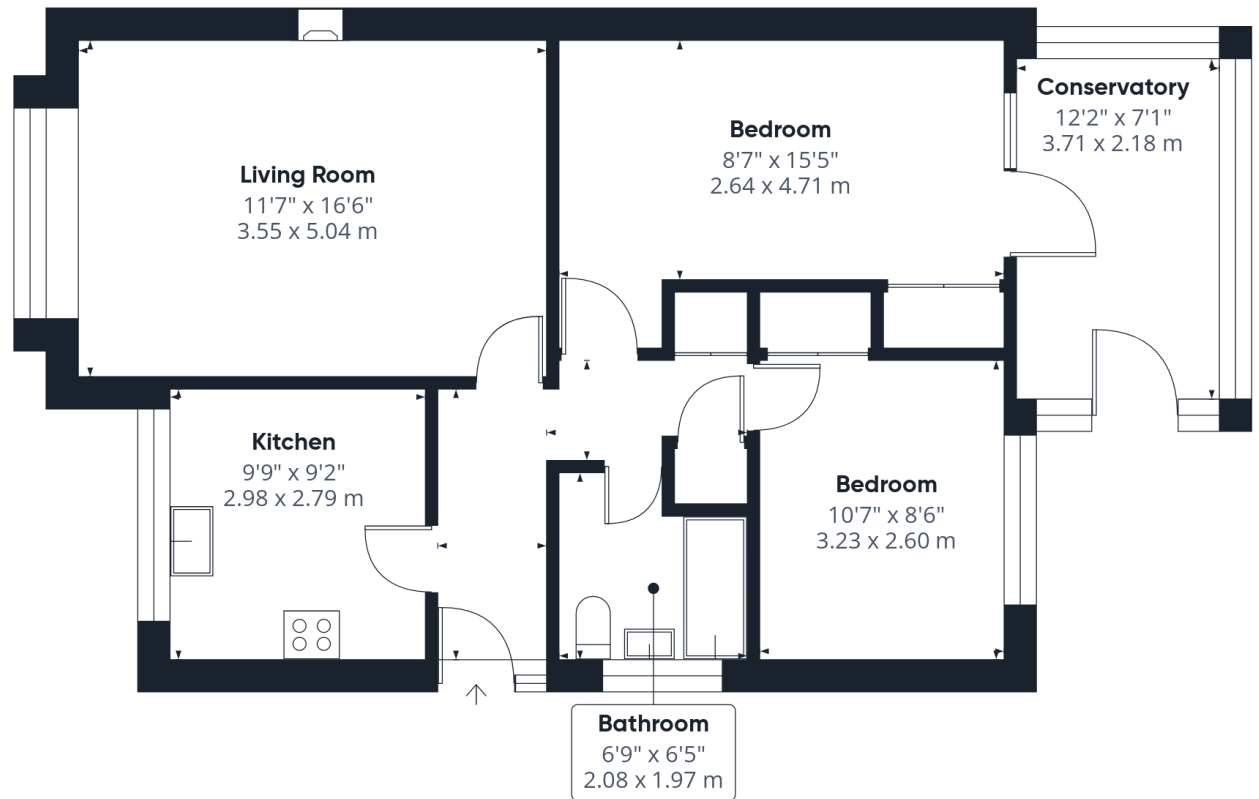
ENERGY PERFORMANCE RATING: C

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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