



**27 Banovallum Gardens**  
Horncastle. LN9 6PN

**BELL**





## 27 Banovallum Gardens Horncastle

**NO ONWARD CHAIN!** 27 Banovallum Gardens is a two-bedroom bungalow, with large Living Room to the front and Dining Kitchen leading to Conservatory at the rear; located to a popular residential area of Horncastle. The property enjoys driveway and garage parking, and garden spaces to the front and rear.

The Georgian market town of Horncastle provides a full range of services and amenities including supermarkets, doctors surgery and more; and has regular public transport links to the coast and the city of Lincoln – with a bus stop, petrol station and convenience store all being well-positioned for this property at the Winceby Gardens junction.

### ACCOMMODATION

**Hallway** – with light to ceiling, wood effect flooring, radiator, loft access hatch, wood doors to storage spaces, and accommodation including...

**Bedroom Two** – with uPVC double glazed window to front, light to ceiling, carpet, radiator, multiple power points, built in wardrobe housing Ideal Mexico boiler.

**Lounge** – with uPVC double glazed bow window to front, lights to ceiling and wall, tv point, multiple power points, carpet, radiator, gas fire to brick and tile surround,

**Dining Kitchen** – with window to rear, lights to ceiling, good range of storage units to base and wall levels, sink and drainer to roll edge worktop surface, wood effect flooring, Beko oven, Hotpoint induction hob beneath extractor canopy, space and connections for fridge, freezer and washing machine.







**Conservatory** – with double glazed windows to side and rear, polycarbonate roof, lights to wall, electric heater, wood effect flooring, wood door to garage.

**Bedroom One** – with double glazed window to rear, light to ceiling, carpet, radiator, multiple power points, built in bedroom furniture, including mirror fronted wardrobe and further wardrobe / cupboard.

**Shower Room** – with wood obscure glazed window to side, light to ceiling, low level W/C, pedestal sink, corner shower cubicle with tile surround, tiles to walls and floor, heated towel rail.

## OUTSIDE

The property is approached to the front, up a concrete driveway flanked by a lawned front garden with mature shrubs; leading down beneath a car port and to the

**Garage** - initial single garage, plus long garage / workshop storage with access from garden and conservatory.

The rear garden is laid to paved patio with mature beds and hedging to the rear. The garden faces south and is complete with a small greenhouse and a lean-to store behind the garage.

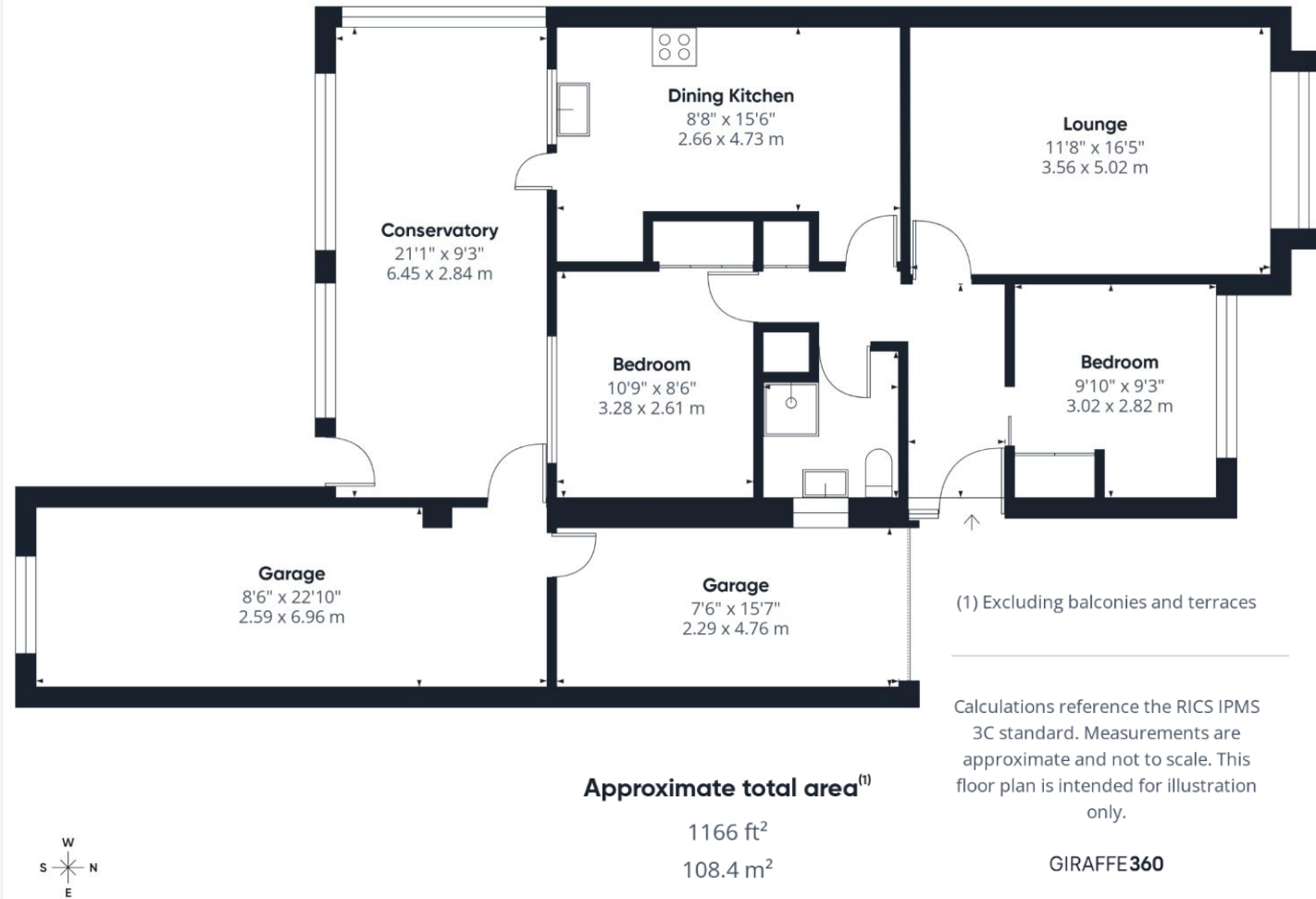
**East Lindsey District Council – Tax band: B**

**ENERGY PERFORMANCE RATING: tbc Gas fired 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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