



**16 Winceby Gardens**  
Horncastle, Lincolnshire. LN9 6PJ

**BELL**





## 16 Winceby Gardens Horncastle

16 Winceby Gardens is a well-presented detached bungalow, recently redecorated and carpeted, set to a popular area of similar properties on the Eastern edge of Horncastle. Within a convenient distance of the services and amenities in the town, particularly close by are a petrol station and convenience store, while the Lincoln to Skegness bus route includes a stop at the end of Winceby Gardens.

The property, set back from the road on an attractive corner plot, complements a spacious living room with dining room open to kitchen; two bedrooms, bathroom and cloakroom complete the accommodation. There is a generous rear garden (South and West facing), driveway parking and a single garage.

### ACCOMMODATION

**Hallway** with uPVC double glazed obscure front entrance door, built in storage spaces, carpeted floor, radiator, loft access hatch and ceiling light. Doors to accommodation including:

**Living Room** having uPVC double glazed wide bay window to front aspect; tiled fireplace with exposed stone brickwork, gas fire inset, carpeted floor, radiators, ceiling light and power points. Door to:

**Kitchen** having uPVC double glazed window to rear, patio door to rear aspect; a good range of storage units to base and wall levels, sink and drainer inset to roll edge worktop with space and connections for upright fridge-freezer, under counter washing machine. Wall mounted gas fired Viessman boiler, vinyl flooring, radiator and power points. Wood single glazed obscure windowed double doors to:





**Dining Room** with uPVC double glazed sliding door to rear aspect; built in storage space, carpeted floor, ceiling light and power points.

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

**Family Shower Room** having uPVC double glazed obscure window to side aspect; corner shower cubicle with electric shower over, pedestal wash hand basin and low level WC. Tiles to walls and floor, heated towel rail and spot lights to ceiling.

**Cloakroom** with uPVC double glazed obscure window to rear aspect. low level WC, wash hand basin and vinyl flooring.

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

## OUTSIDE

The property is set back from the road, with wide grass verge before pedestrian path. The front garden is laid to lawn, with paved path flanked by flowerbeds with mature shrubs leading to the front door. The rear garden is accessed from the side through gate beneath brick arch to the boundary wall.



Approached from the side, off Banovallum Gardens, is a driveway, providing parking and leading to a **Single Garage** with up and over door, light and power.

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

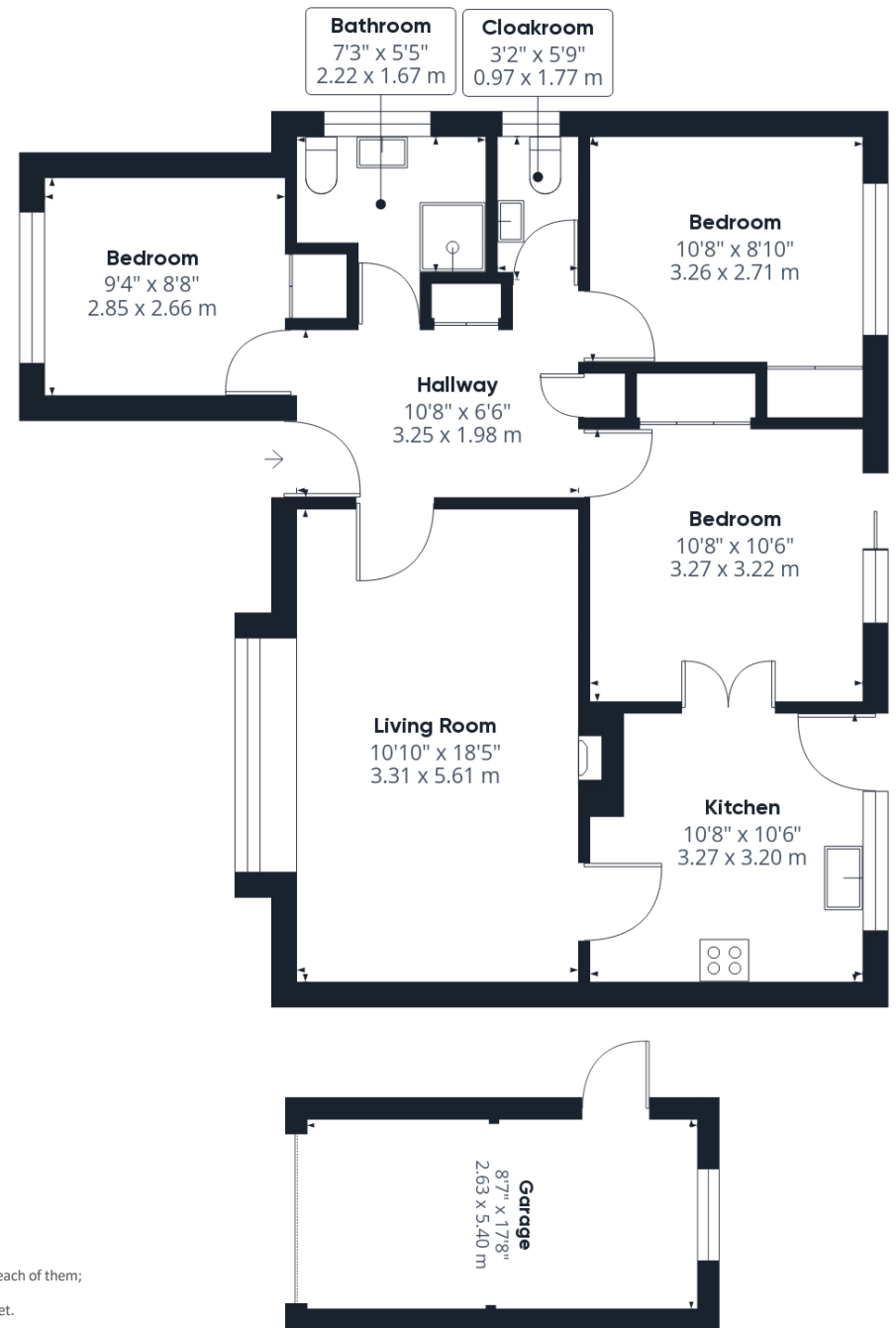
**ENERGY PERFORMANCE RATING: D**

**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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Brochure prepared 12.9.2024





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