



19 Lodington Court

Horncastle

A well-presented detached house on a corner plot and overlooking a green area to the front. Situated in a popular residential location on the outskirts of the historic market town of Horncastle. The spacious accommodation comprises an entrance hall, cloakroom, lounge, study, kitchen, dining room and utility room to the ground floor, with a master bedroom featuring en-suite facilities, two further bedrooms and a family bathroom to the first floor. Outside, the property benefits from a driveway providing off-road parking and an enclosed rear garden with a useful **games room/workshop**, offering excellent additional space for hobbies, work or leisure. Further benefits include **gas central heating and double glazing**.

Horncastle is a highly regarded market town nestled within the Lincolnshire Wolds, offering an excellent range of independent shops, cafés, pubs, schools and everyday amenities. Known for its attractive historic architecture and vibrant market-town atmosphere, Horncastle also provides easy access to the surrounding countryside, making it an appealing location for those wanting a combination of town convenience and rural surroundings.

Council Tax band: D

Tenure: Freehold





ACCOMMODATION

Open porch with part glazed front entrance door through to the:

ENTRANCE HALL

Having coved ceiling, radiator, tiled floor, staircase rising to first floor and understairs storage cupboard.

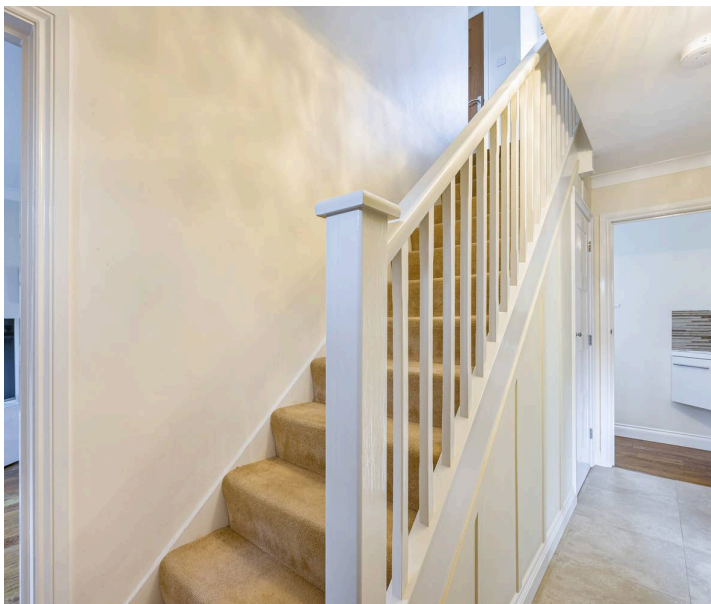
CLOAKROOM

Having window to rear elevation, coved ceiling, radiator, wood effect flooring, close coupled WC and hand basin with cupboard under.

LOUNGE

16' 11" x 9' 11" (5.16m x 3.02m)

Having window to front elevation, french doors to rear elevation & garden, coved ceiling, two radiators, solid wood flooring and fireplace with inset contemporary style electric fire.



STUDY

9' 5" x 9' 5" (2.88m x 2.87m)

Having window to front elevation, coved ceiling, radiator and laminate flooring.

KITCHEN

11' 6" x 9' 5" (3.50m x 2.86m)

Having window to rear elevation, coved ceiling with inset ceiling spotlights and tiled floor. Fitted with a range of base & wall units with oak work surfaces & upstands comprising: ceramic sink with drainer & mixer tap inset to work surface, cupboards & integrated dishwasher under, cupboard over. Work surface return with inset electric hob, integrated electric oven, cupboard & drawer under, cupboards & concealed extractor over. Further work surface with cupboard under, cupboards over, tall unit to side housing integrated fridge & freezer. Further work surface with cupboards under and breakfast bar to one side. Opening to the:

DINING ROOM

14' 8" x 8' 9" (4.47m x 2.66m)

Having window to side elevation, glazed door with side screen to rear elevation & garden, coved ceiling, radiator and tiled floor.

UTILITY

9' 0" x 5' 8" (2.74m x 1.72m)

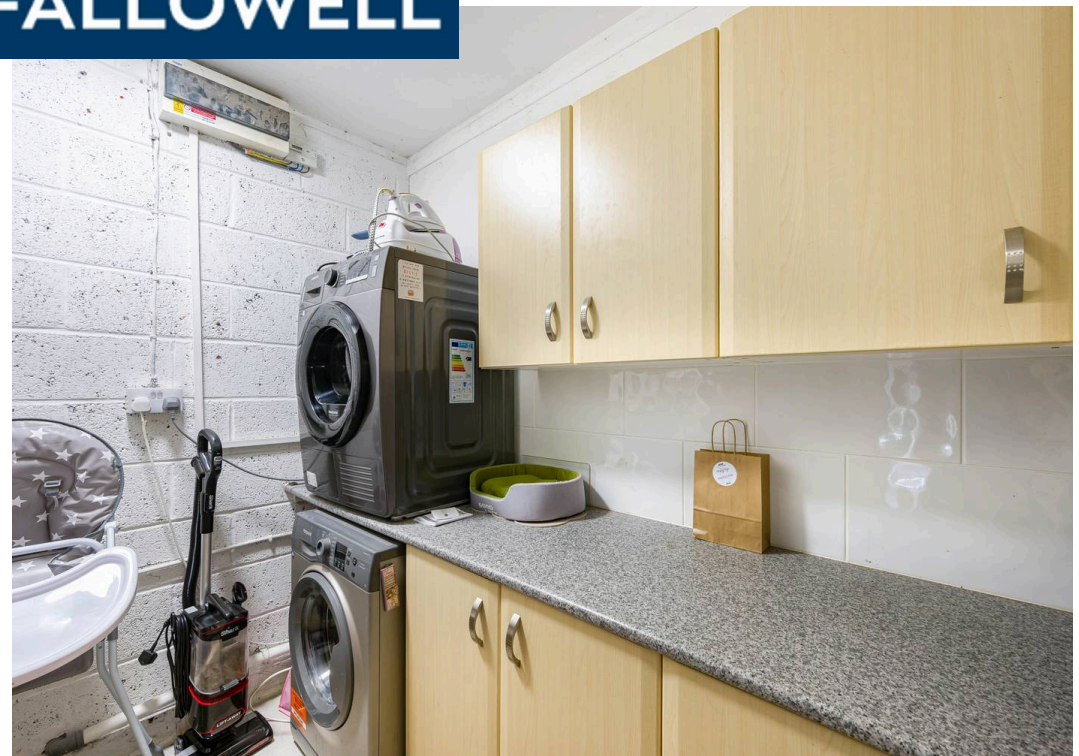
Having work surface with cupboards under, cupboards over, space & plumbing for automatic washing machine & tumble dryer.







 **NEWTON FALLOWELL**





FIRST FLOOR LANDING

Having window to rear elevation, airing cupboard and further cupboard.

MASTER BEDROOM

11' 3" x 10' 1" (3.42m x 3.07m)

Having window to front elevation, coved ceiling and fitted wardrobes to either side of double bed space with cupboards over.

EN-SUITE

6' 5" x 6' 2" (1.95m x 1.88m)

Having window to front elevation, coved ceiling, radiator, tiled floor, part tiled walls, fully tiled shower enclosure with shower fitting, close coupled WC and hand basin inset to vanity unit with cupboard under.



BEDROOM TWO

12' 6" x 11' 1" (3.80m x 3.39m)

Having window to front elevation, coved ceiling and radiator. The wardrobes are included in the sale.

BEDROOM THREE

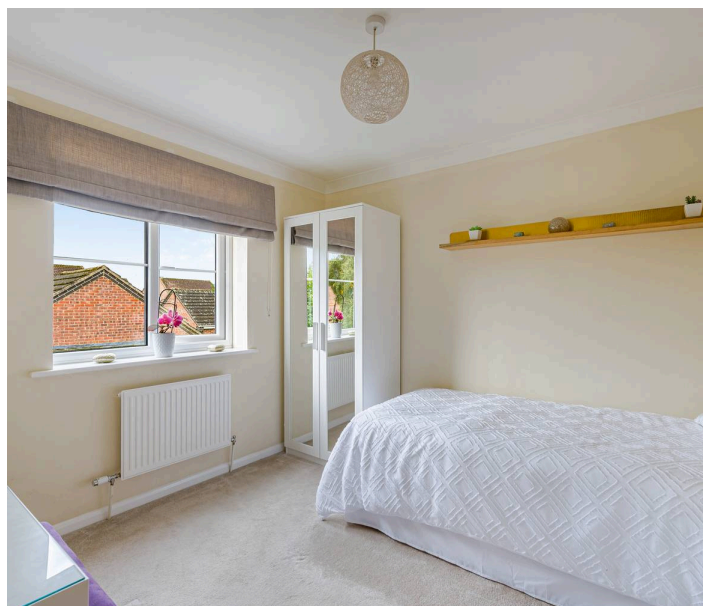
10' 0" x 9' 5" (3.05m x 2.88m)

Having window to rear elevation, coved ceiling and radiator.

BATHROOM

7' 1" x 5' 6" (2.15m x 1.67m)

Having window to rear elevation, coved ceiling, radiator, wood effect flooring, part tiled walls, extractor, panelled bath with electric shower fitting & folding anti-splash screen over, WC with concealed cistern and hand basin inset to vanity unit with cupboard under.





EXTERIOR

To the front of the property there is a small lawn with a block paved path leading to the front entrance door and a block paved driveway provides off-road parking.

REAR GARDEN

Being enclosed and landscaped, with a paved patio with pergola over adjacent to the lounge, lawned garden with gravelled borders, garden shed and a further paved patio with steps up to the:

GAMES ROOM/WORKSHOP

11' 8" x 8' 8" (3.56m x 2.64m)

Of timber construction with light & power.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band D.



LIFETIME LEGAL

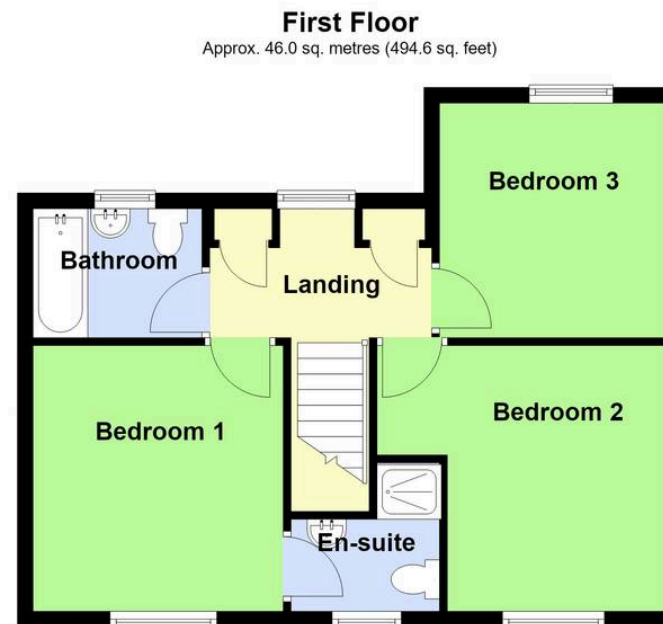
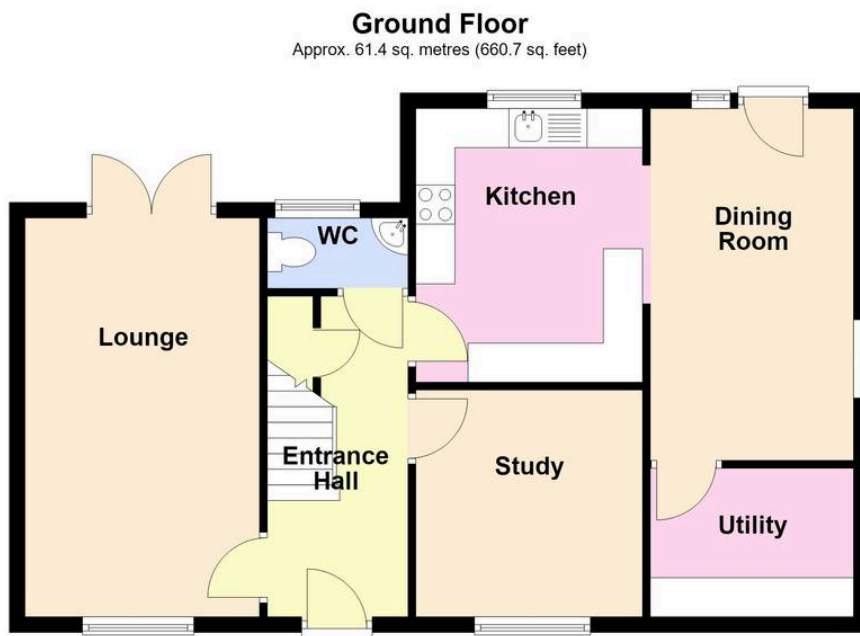
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AGENT'S NOTES

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NEWTON FALLOWELL



Total area: approx. 107.3 sq. metres (1155.3 sq. feet)

Newton Fallowell Estate Agents

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