



- Modern Semi-Detached House
- Three Bedrooms
- Immaculately Presented Throughout
- Landscaped Rear Garden
- 16'2" Lounge & Kitchen Diner
- First Floor Bathroom Upgraded 18 Months Ago
- Allocated Parking & EV Car Charger
- Call Today To View!

Baggaley Drive, Horncastle, LN9 5GE
£225,000





Starkey&Brown are delighted to present for sale this modern, immaculately presented semi-detached home. Built in 2009 by the reputable Kier Homes, this property is in true turnkey condition, boasting spacious living accommodation across two floors and a beautifully landscaped garden. Upon entering, you are welcomed by an inviting entrance hall that leads to a convenient downstairs cloakroom/WC and a generous 16ft lounge. To the rear, the modern kitchen diner serves as the heart of the home, featuring French doors that open onto a sun-drenched, landscaped rear garden, perfect for alfresco dining. Upstairs, the property offers two comfortable double bedrooms, a further single bedroom, and a modern three-piece family bathroom which was stylishly updated just 18 months ago. There is also allocated parking with EV Car charging point and access to further parking. Situated in a popular residential area of Horncastle, the home is exceptionally well-located for a wealth of local amenities, including highly regarded primary and secondary schooling. To arrange your viewing, please contact Starkey&Brown. Council tax band: C. Freehold.



Entrance Hall

Double-glazed front door to the front aspect, stairs rising to the first floor, single radiator, and access to ground-floor accommodation.

Downstairs WC

Featuring a modern two-piece suite comprising a low-level WC and a pedestal wash hand basin with chrome heated towel rail and a UPVC double-glazed obscure window to the front aspect.

Lounge

16' 2" max x 11' 10" max (4.92m x 3.60m)

A bright and spacious living area with a UPVC double-glazed window to the front aspect, a single radiator, multiple power sockets, and a TV outlet. Benefits from a handy understairs storage cupboard and direct access through to the kitchen diner.

Kitchen Diner

15' 1" x 9' 7" (4.59m x 2.92m)

A modern arrangement featuring a comprehensive range of eye and base level units with contrasting counter worktops. Includes an integrated oven with a four-ring hob and extractor hood over, alongside space and plumbing for further appliances. Stainless steel sink and drainer unit, wall-mounted gas central heating boiler (with annual service history), UPVC double-glazed window to the rear aspect, and UPVC double-glazed French doors opening out to the rear garden.

First Floor Landing

A uPVC double-glazed window to the side aspect, providing access to all three bedrooms and the family bathroom. Offers access to the loft space, which is insulated and partially boarded for storage (no ladder).

Bedroom 1

14' 9" x 8' 9" (4.49m x 2.66m)

A generous master bedroom featuring a UPVC double-glazed window to the front aspect and a single radiator.5

Bedroom 2

11' 0" x 7' 7" (3.35m x 2.31m)

Having a uPVC double-glazed window to the rear aspect overlooking the garden, and a single radiator.

Bedroom 3

8' 0" x 7' 2" (2.44m x 2.18m)

An ideal single bedroom, nursery, or home office, featuring a uPVC double-glazed window to the rear aspect and a single radiator.

Family Bathroom

8' 9" x 5' 11" (2.66m x 1.80m)

An updated, modern three-piece suite comprising a panelled bath with a shower over, a vanity hand wash basin unit with storage underneath, and a low-level WC. Benefiting from a large integrated storage cupboard, chrome heated towel rail, extractor unit, and a uPVC double-glazed obscure window to the front aspect.

Outside Front

A neatly landscaped front plot with a pathway leading to the main entrance door. Features secure gated side access leading to the rear, alongside neatly located electric and gas meters.

Outside Rear

A beautiful, sun-drenched garden landscaped within the past five years to maximize enjoyment. The garden has been levelled and thoughtfully finished with a pristine lawn area retained by sleepers, a patio seating area perfect for entertaining, enclosed fence perimeters for privacy, and a timber-built garden shed. A rear gate provides convenient access to the parking area.

Parking & EV Charging

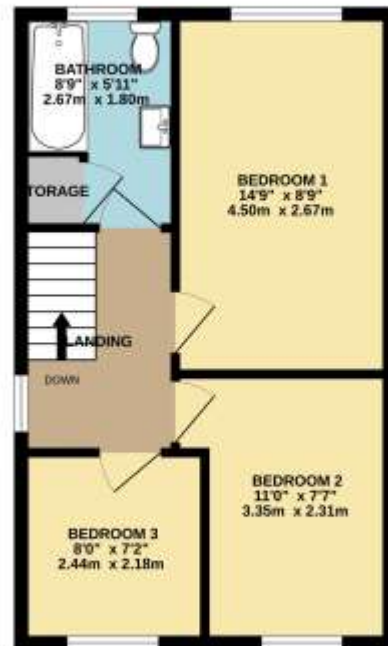
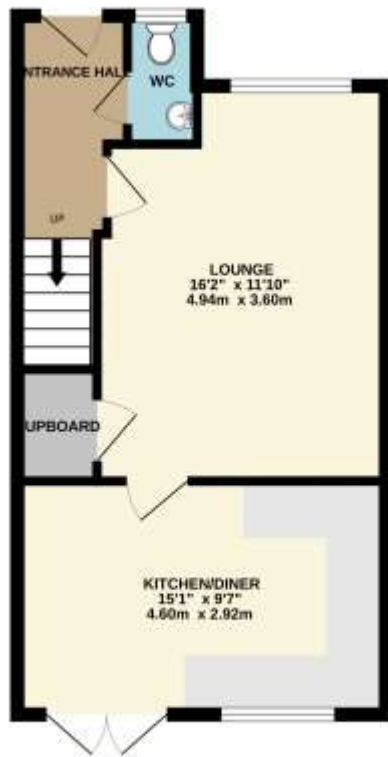
The property benefits from excellent parking provisions to the rear, including one allocated parking space complete with an EV (electric vehicle) car charging point. Additionally, there is access to a shared visitor space to the rear, as well as a further shared parking space located conveniently near the property towards the end of the front aspect.





GROUND FLOOR
410 sq. ft. (38.1 sq.m.) approx.

1ST FLOOR
389 sq. ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 799 sq. ft. (74.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, variations in room dimensions, door positions, window positions and any other details are approximate and are not intended to be used as a basis for any prospective purchase. The floorplan, together with any other information, is provided for information only and should be used as such by any prospective purchaser. The floorplan, together with any other information, is provided for information only and should be used as such by any prospective purchaser. The floorplan, together with any other information, is provided for information only and should be used as such by any prospective purchaser.

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE