



12 Hazel Drive
Horncastle, Lincolnshire. LN9 5BQ

BELL



12 Hazel Drive Horncastle

NO ONWARD CHAIN! 12 Hazel Drive is a spacious, detached bungalow set to a quiet, no-through road location surrounded by similar properties. Within convenient walking distance of Horncastle's full range of services and amenities, and public transport links to Lincoln and the Coast, the property enjoys a front-facing lounge, separate dining room (or potential bedroom three); alongside breakfast kitchen, large wetroom style bathroom and two bedrooms.

The garage has been converted to provide a versatile utility / office space; while the property is complete with driveway parking and low maintenance gardens to the front and rear.

ACCOMMODATION

Entrance Hallway with uPVC double glazed obscure front door with matching full height window, carpeted floor, radiator. Wood glazed door to former garage, and to:

Hallway with carpeted floor, ceiling lights and power point. Doors to bedrooms and bathroom, glazed doors to living room, kitchen and to:

Dining Room/Bedroom 3 with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

Lounge having uPVC double glazed window to front aspect; Dimplex electric fire to tiled stand, carpeted floor, radiator, ceiling light and power points.

Breakfast Kitchen having uPVC double glazed window to side aspect; storage units to base and wall levels including glazed shelving, sink and drainer to roll edge



worktop, electric oven and hob, space and connection for upright fridge freezer and under counter washing machine. Tile effect flooring, wall mounted gas fired Worcester boiler, radiator and ceiling light.

Bedroom 1 with uPVC double glazed window to rear aspect; carpeted floor, radiator, TV point, ceiling light and power points.

Bedroom 2 with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.

Shower Room having uPVC double glazed obscure window to side aspect; open shower cubicle with monsoon and regular heads over, pedestal wash hand basin and low level WC. Built in airing cupboard, tiles to walls and floor, heated towel rail and ceiling light.

Utility (former garage) having uPVC double glazed obscure door to front, French doors to rear aspect; roll edge worktop with storage units beneath, carpeted floor, radiator, ceiling lights and power points.

OUTSIDE

The property is approached up a wide, concrete driveway, providing off road parking space and continuing to the front doors, beneath a canopy cover. The front and rear gardens are laid to low maintenance paving and gravel beds, with mature shrubs and flowers throughout, and mixed hedged and fenced boundaries.

The rear garden benefits from a timber **Lean-to Store** and a **Summerhouse** to the corner.

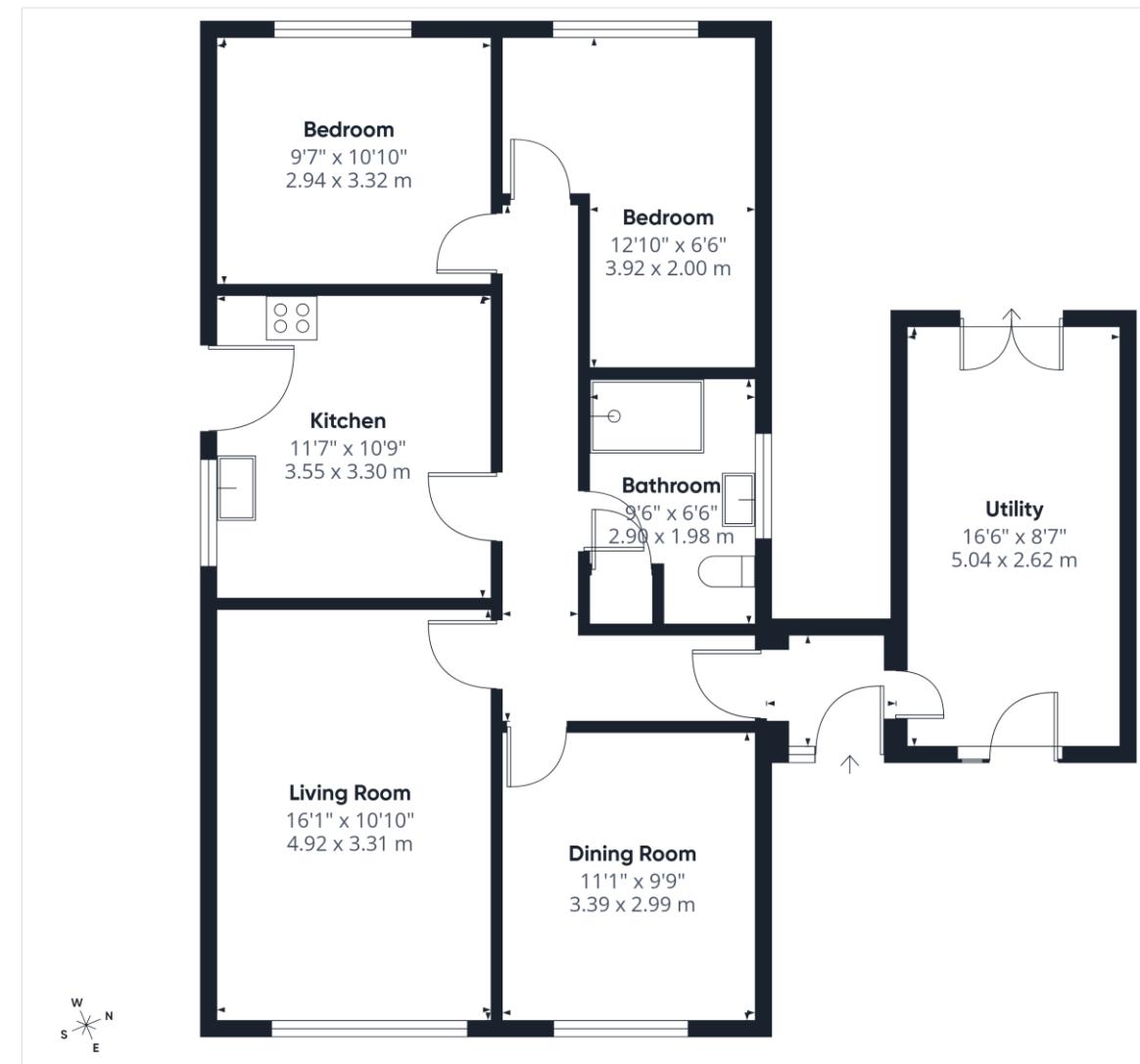
East Lindsey District Council – Tax band: C

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
Old Bank Chambers, Horncastle. LN9 5HY.

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