



2 Lunn Close

Horncastle

Tucked away down a private roadway, this impressive detached bungalow offers the perfect blend of privacy, space and modern efficiency. Built around twelve years ago and backing onto a school playing field, it enjoys a peaceful setting with a generous, well-designed layout.

The accommodation comprises a welcoming entrance hall, spacious lounge, separate dining room, light-filled conservatory, well-appointed kitchen with utility, a master bedroom with en-suite, two further bedrooms and a family bathroom with separate shower.

Outside, a resin driveway provides ample off-road parking and leads to a double garage. The enclosed rear garden offers a private space to relax & entertain and features a large summerhouse. Further benefits include gas central heating, double glazing and owned solar panels with battery storage, helping to keep energy costs down.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having coved ceiling, radiator, access to roof space and built-in double cupboard.

LOUNGE

17' 4" x 15' 4" (5.28m x 4.67m)

Having box bay window to front elevation, coved ceiling, radiator and contemporary style electric fire.



DINING ROOM

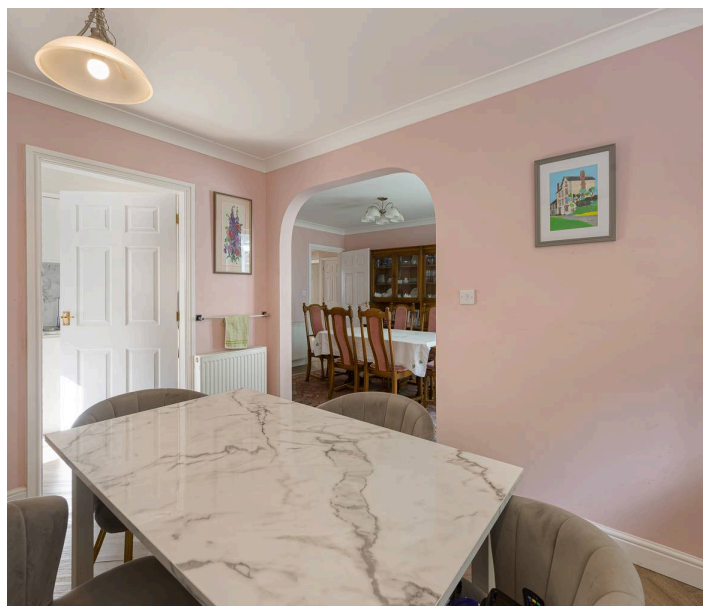
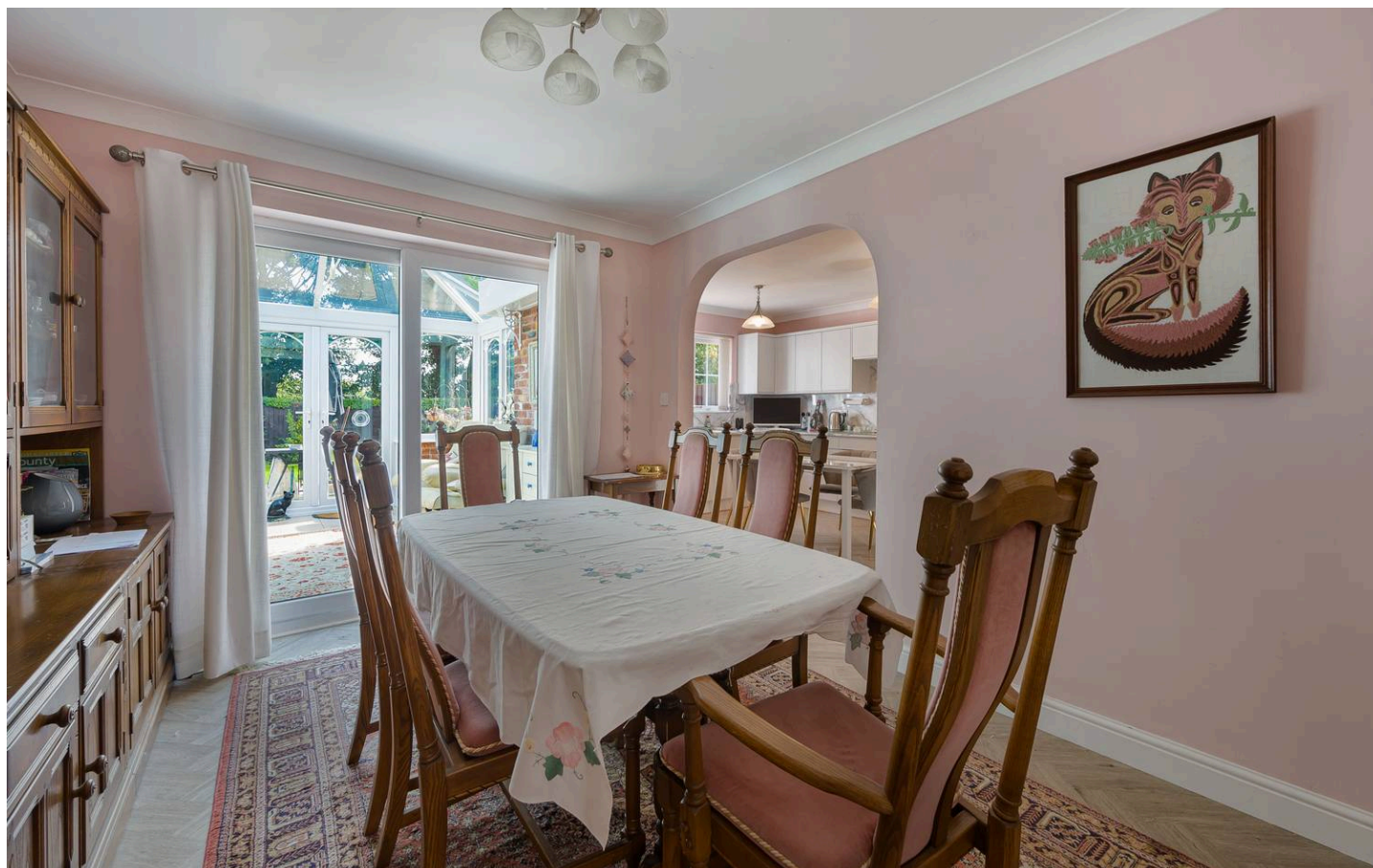
12' 6" x 9' 11" (3.80m x 3.03m)

Having coved ceiling, radiator and Karndean flooring. Archway through to the breakfast kitchen and sliding doors to the:

CONSERVATORY

11' 3" x 10' 8" (3.42m x 3.25m)

Of sealed unit double glazed uPVC frame construction on brick walls with safety glass roof, french doors to garden and tiled floor.





BREAKFAST KITCHEN

12' 11" x 10' 6" (3.94m x 3.21m)

Having window to rear elevation, coved ceiling, radiator and Karndean flooring. Fitted with a range of base & wall units with work surfaces & splashbacks comprising: 1 1/4 bowl sink with drainer & mixer tap inset to work surface, cupboards under, cupboard over and tall unit to side housing integrated fridge & freezer. Work surface return with inset induction hob, drawers under, cupboards & concealed extractor over, tall unit to side housing integrated electric double oven with drawers under and cupboard over.

UTILITY

10' 8" x 5' 3" (3.25m x 1.61m)

Having part glazed door to side elevation, coved ceiling, Karndean flooring and extractor. Work surface with inset 1 1/4 bowl sink with drainer & mixer tap, cupboard, drawers, space & plumbing for automatic washing machine & tumble dryer under, cupboards & gas fired combination boiler providing for both domestic hot water & heating over and space for upright fridge/freezer to side.



MASTER BEDROOM

14' 8" x 11' 11" (4.48m x 3.62m)

Having window to side elevation, coved ceiling, radiator and built-in wardrobe.

EN-SUITE WET ROOM

6' 5" x 6' 4" (1.96m x 1.94m)

Having window to side elevation, coved ceiling, waterproof flooring, mermaid board walls, mixer shower fitting, close coupled WC and hand basin inset to vanity unit with cupboard & drawers under, tall storage unit to side.





BEDROOM TWO

12' 6" x 9' 11" (3.82m x 3.01m)

Having window to rear elevation, coved ceiling, radiator and built-in wardrobes.

BEDROOM THREE

11' 5" x 9' 1" (3.49m x 2.78m)

Having window to side elevation, coved ceiling and radiator.

BATHROOM

8' 7" x 7' 1" (2.61m x 2.15m)

Having window to rear elevation, coved ceiling, radiator, part tiled walls, tiled floor, fully tiled shower enclosure with mixer shower fitting, panelled bath with central mixer tap, close coupled WC and pedestal hand basin.



EXTERIOR

To the front of the property there is a resin area which provides ample off-road parking leading to the:

DOUBLE GARAGE

17' 1" x 13' 2" (5.20m x 4.01m)

Having electric up-and-over door, window to side, light and power.

REAR GARDEN

Being enclosed and having a large paved patio, paved footpaths, gravelled beds and a lawned garden. There is also a garden store and a large timber built summerhouse with part glazed double entrance doors, windows to the front, tile effect flooring, light and power.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired combination boiler serving radiators and the property is double glazed. The current council tax is band C. The property also has 19 solar panels which are owned with two batteries.



NEWTON FALLOWELL



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 **NEWTON FALLOWELL**





Total area: approx. 153.5 sq. metres (1652.4 sq. feet)

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