



 **NEWTON**
FALLOWELL

19 Baggaley Drive, Horncastle – LN9 5GE
£230,000

19 Baggaley Drive

Horncastle

An attractive detached bungalow occupying a generous larger-than-average plot in a sought-after position within the historic market town of Horncastle. Built by the highly regarded local developer Hugh Bourn Homes, the property offers well planned accommodation comprising: entrance hall, kitchen, spacious lounge, two bedrooms and bathroom. Outside, the property benefits from a driveway providing ample off-road parking, a garage and extensive lawned gardens to the side and rear, offering excellent outdoor space and potential. Further benefits include gas central heating and double glazing throughout.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having radiator, access to roof space and two built-in cupboards.

KITCHEN

10' 8" x 7' 7" (3.26m x 2.31m)

Having window to front elevation, part glazed door to side elevation, radiator and tile effect vinyl flooring.

Fitted with a range of base & wall units with work surfaces, upstands & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards & integrated slimline dishwasher under. Work surface return with inset gas hob, integrated electric oven, cupboard & drawers under, cupboards & stainless steel extractor over. Further work surface return with cupboard, space & plumbing for automatic washing machine under, tall unit to side housing integrated fridge & freezer.

LOUNGE

16' 6" x 11' 5" (5.02m x 3.49m)

Having french doors with windows to either side to rear elevation & garden, radiator and wall mounted electric fire inset to wood surround.





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BEDROOM ONE

11' 4" x 9' 3" (3.46m x 2.83m)

Having window to front elevation and radiator.

BEDROOM TWO

11' 0" x 9' 2" (3.35m x 2.80m)

Having window to rear elevation and radiator.

BATHROOM

6' 9" x 5' 9" (2.06m x 1.74m)

Having window to side elevation, radiator, extractor, shaver point and tiled splashbacks. Fitted with a white suite comprising: panelled bath with mixer shower fitting and folding anti-splash screen over, close coupled WC and pedestal hand basin.





EXTERIOR

To the front of the property there is a lawned garden with steps up to the front entrance door. A driveway provides off-road parking and extends down the side of the property to the:

GARAGE

17' 4" x 8' 9" (5.29m x 2.66m)

Having up-and-over door, light, power and wall mounted gas fired boiler providing for both domestic hot water and heating.

GARDENS

Extending to the side & rear of the property. Being enclosed and majority laid to lawn. We are advised that there is a tree with a TPO on the left boundary.

THE PLOT

The property occupies a plot of approximately 0.15 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

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 B.



LOCATION

Horncastle is a popular and historic market town known for its charming atmosphere, independent shops and renowned antiques centres. Surrounded by attractive countryside and close to the Lincolnshire Wolds, the town offers an excellent balance of rural living and everyday convenience, with a good range of schools, supermarkets, cafés, pubs and leisure facilities, together with easy access to both the Lincolnshire coast and the city of Lincoln.

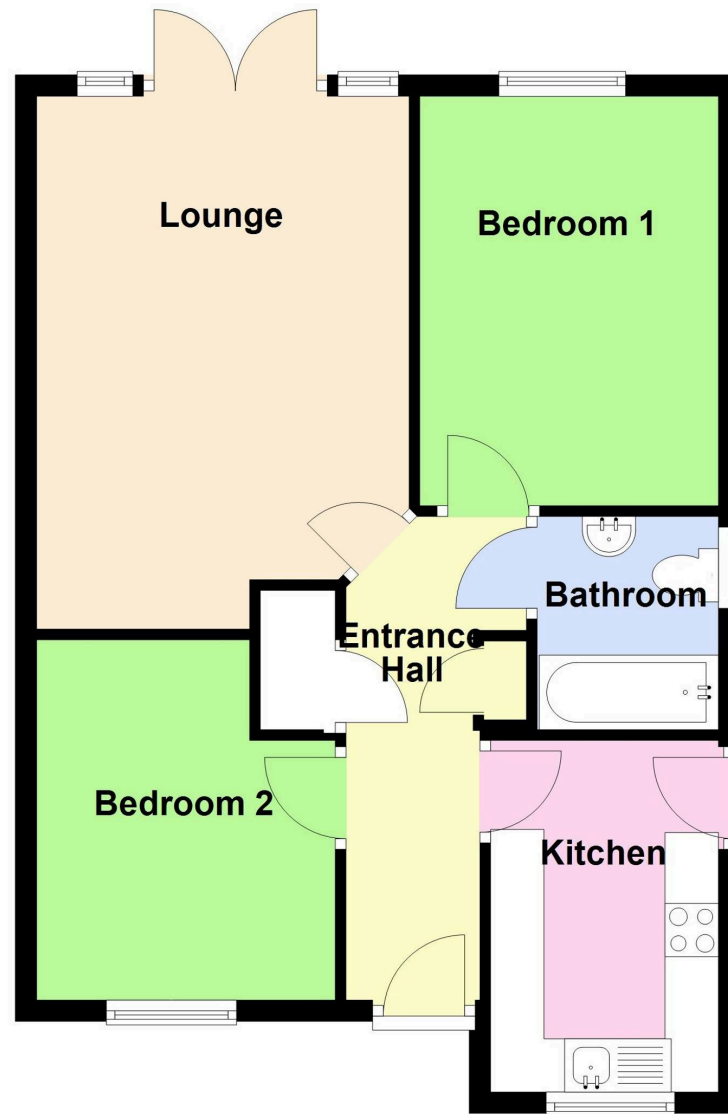
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Total area: approx. 58.8 sq. metres (632.5 sq. feet)

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