



20 Baggaley Drive

Horncastle

Situated in a popular residential location on the outskirts of town on a corner plot, this **detached bungalow** offers well-proportioned accommodation comprising an entrance hall, lounge, kitchen, utility room, conservatory, master bedroom with en-suite, two further bedrooms and a four-piece family bathroom. Outside, the property benefits from off-road parking to the front and an enclosed, low-maintenance rear garden. Further features include **gas central heating and double glazing**, making this an appealing home for those seeking single-storey living in a convenient location.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

 **NEWTON FALLOWELL**





ACCOMMODATION

Porch recess with part glazed front entrance door & side screen through to the:

ENTRANCE HALL

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

LOUNGE

16' 2" x 11' 0" (4.94m x 3.36m)

Having windows to front & side elevations, coved ceiling, radiator and fireplace with marble hearth, inset multi-fuel burner and wooden surround.



DINING KITCHEN

12' 3" x 10' 10" (3.74m x 3.30m)

Having window to rear elevation, coved ceiling with inset ceiling spotlights, radiator and tile effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards, drawers under, cupboard over. Work surface return with space for range style cooker, cupboards & drawers under, cupboards & extractor over.





UTILITY

9' 2" x 6' 10" (2.79m x 2.08m)

Having window to rear overlooking the conservatory, coved ceiling, wood effect flooring, work surface with inset stainless steel sink & drainer, cupboard, space & plumbing for dishwasher & automatic washing machine under. Further work surface with cupboard & space for tumble dryer under, cupboards over, space for upright fridge/freezer to side.

CONSERVATORY

11' 2" x 9' 5" (3.40m x 2.87m)

Of sealed unit double glazed uPVC frame construction with safety glass roof. Having french doors to garden, ceiling fan/light fitting and wood effect flooring.



MASTER BEDROOM

11' 8" x 8' 5" (3.56m x 2.56m)

Having french doors with side screens to front elevation, coved ceiling and radiator.

EN-SUITE

5' 7" x 4' 10" (1.69m x 1.47m)

Having window to side elevation, coved ceiling, heated towel rail and tiled floor. Fitted with a suite comprising: shower enclosure with shower fitting, close coupled WC and hand basin with cupboard under.



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BEDROOM TWO

14' 7" x 8' 11" (4.45m x 2.71m)

Having window to rear elevation, coved ceiling and radiator.

BEDROOM THREE

9' 1" x 9' 0" (2.76m x 2.75m)

Having window to front elevation, coved ceiling and radiator.

BATHROOM

9' 1" x 6' 8" (2.76m x 2.04m)

Having window to side elevation, coved ceiling with inset ceiling spotlights, radiator, wood effect flooring, part tiled walls and extractor. Fitted with a four piece suite comprising: panelled bath, fully tiled shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.



EXTERIOR

To the front of the property there is a gravelled garden and a driveway providing off-road parking.

REAR GARDEN

Being enclosed and low maintenance. Having a paved patio with a covered storage area to the side, gravelled area and garden shed.

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 C.

LIFETIME LEGAL

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NEWTON FALLOWELL



Total area: approx. 99.8 sq. metres (1074.7 sq. feet)

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