



**1 Banks Court**  
Horncastle, Lincolnshire. LN9 5BW

**BELL**



1 Banks Court is a spacious, excellently presented three-bedroom, three-storey family home; located within short walking distance of Horncastle's services, amenities and schooling. The property benefits from a patio garden to the rear and two dedicated parking spaces to the front.

Built in 2018 by the respected Bell & Shinn, and holding the balance of a 10 year NHBC warranty, the property is designed to a style typical of this popular Georgian market town: red brick under a slate roof, with sash windows throughout.

The internal accommodation is set over three floors and briefly comprises: entrance hall, open plan living room to kitchen with adjacent cloakroom and under stairs storage to the ground floor. The first floor provides two bedrooms and a family bathroom; a spacious master bedroom with en-suite W/C are above.



#### ACCOMMODATION

*Entered to the front, through wood door with window above, to...*

**Hallway** – with light to ceiling, radiator, wood effect floor. Carpeted stairs to first floor; wood door to...

**Living Room** – with sash window to front, light to ceiling. Radiator, wood effect flooring, multiple power points. Open to...**Kitchen** – with sash window and patio door to rear, lights to ceiling. Sink and drainer to wood-effect worktop; good range of storage units to base and wall levels. Oven and grill, hob, integrated fridge, freezer.



Space and connections for under counter washing machine; wood effect flooring. Wood door to under-stairs pantry storage cupboard with space and connections for dryer. Wood door to **Cloakroom** – with W/C, wash basin; housing wall-mounted, gas-fired Worcester boiler.

**First Floor Landing** – with sash window to front, lights to ceiling, carpet, radiator. Carpeted stairs to second floor; wood doors to initial bedrooms and...

**Family Bathroom** – with obscured sash window to rear, light to ceiling. Low level W/C, hand wash basin to storage unit. Bath with shower over, heated towel rail, tiles to half height to walls, and floor.

**Bedroom Three** – with sash window to rear, light to ceiling, carpet, radiator, multiple power points.

**Bedroom Two** – with sash window to rear, light to ceiling, carpet, radiator, multiple power points.

**Second Floor Landing** – with light, carpet; wood door to...

**Bedroom One** – with skylight window to rear, light to ceiling, carpet, radiator, multiple power points. With sliding doors to built in wardrobe storage space, wood door to en suite W/C.

## OUTSIDE

The property is approached from Banks Street up a shared tarmac drive, leading to the two dedicated parking space parallel to the front of the property. A paved path leads down the side to the paved rear garden.

**East Lindsey District Council – Tax band: B**

ENERGY PERFORMANCE RATING: B

Full mains services including gas.

**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.

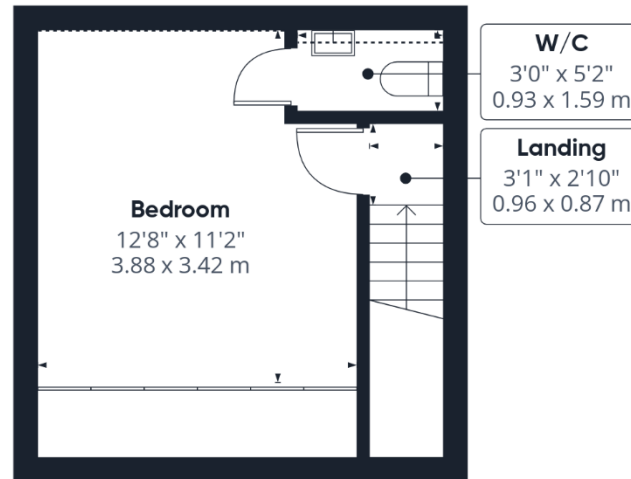
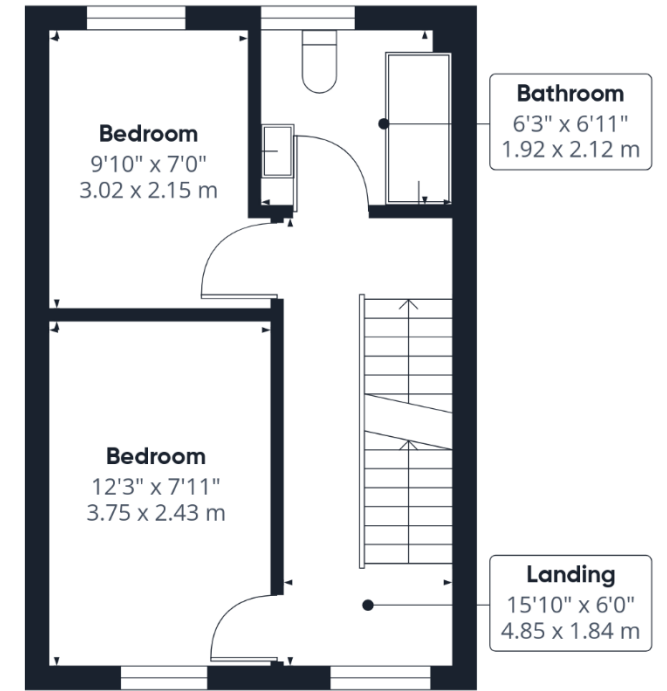
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**Approximate total area<sup>(1)</sup>**

793 ft<sup>2</sup>

73.7 m<sup>2</sup>

**Reduced headroom**

4 ft<sup>2</sup>

0.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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