



15 Winceby Gardens
Horncastle, Lincolnshire. LN9 6PJ

BELL



15 Winceby Gardens Horncastle

15 Winceby Gardens is a well-presented, two-bedroom detached bungalow, enjoying a south-facing, end-of-cul-de-sac position in a popular residential area of Horncastle. With driveway and garage parking, the property has attractive lawned gardens to the front and rear, and a timber decking to the back; and provides front-facing kitchen and lounge-dining room, alongside two spacious bedrooms and an accessible shower room.

This Georgian market town provides a full range of services and amenities, particularly close are a petrol station and convenience store, while the Lincoln to Skegness bus route includes a stop at the end of Winceby Gardens.

ACCOMMODATION

Hallway having uPVC double glazed obscure side entrance door with matching window alongside; of L shaped proportions, wood effect flooring, radiator, ceiling light and built in storage space. Doors to accommodation including;

Kitchen having uPVC double glazed window to front aspect; range of storage units to base and wall levels, 1 1/2 bowl sink and drainer to roll edge worktop with space and connections for upright fridge-freezer and under counter washing machine, oven and hob beneath extractor canopy. Tiled floor, radiator, ceiling light and power points.

Lounge – Dining Room having uPVC double glazed bow window to front aspect; fireplace, carpeted floor, radiator, TV point, ceiling light and power points.





Bedroom 1 having uPVC double glazed French window to rear aspect; built in wardrobe storage space, carpeted floor, radiator, TV point, ceiling light and power points.

Bedroom 2 having uPVC double glazed French doors to rear aspect; built in wardrobe storage space, wood effect flooring, radiator, ceiling light and power points.

Shower Room having uPVC double glazed obscure window to side aspect; walk in shower cubicle with board surround, pedestal wash hand basin and low level WC. Tiles to walls and floor, radiator and ceiling light.

OUTSIDE

The property is approached up a hard-standing driveway, providing space for two vehicles comfortably, leading up to the **Single Garage** with up and over door to front, light and power.

The front garden is laid to lawn with a low level brick wall to the front, and mature flowers and shrubs; the rear is similarly set while also enjoying a timber decked seating space, and hard standing for a garden shed. A gate down the side ensures a secure, child and pet friendly rear garden while evergreen hedging and fencing provide privacy.

East Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING: D

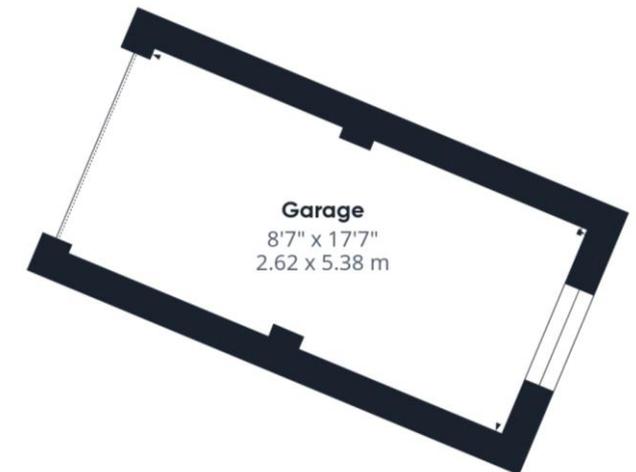
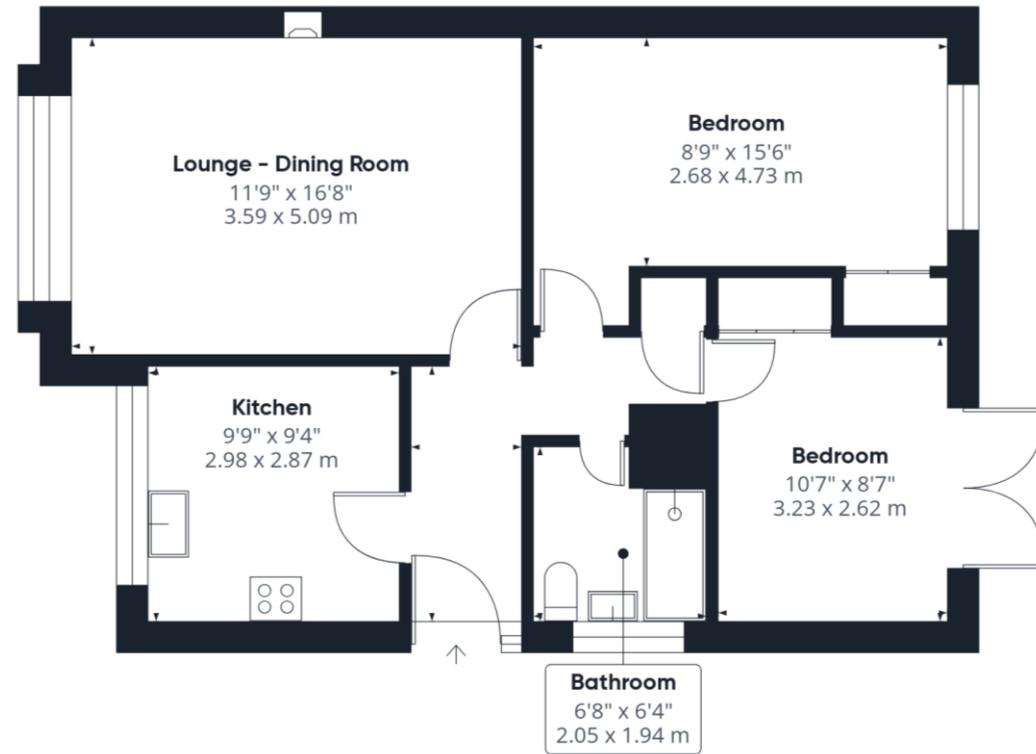
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office...

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