



31 Warner Drive  
Horncastle





## 31 Warner Drive Horncastle

31 Warner Drive is the final new built bungalow on this small development of three similar properties. Offered for sale with a 10 year warranty, the property provides attractive accommodation, comprising a large living room with bifold doors to the rear, kitchen to the front; two bedrooms including master with en suite and a family bathroom. Driveway parking, lawned front space and a rear garden are all on hand. The property benefits from underfloor heating throughout, powered by an air source system, and an EV charging point.

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.

*Entered to the front through composite door with full height double glazed window alongside, to...*



**Hallway** - with light to ceiling, loft access hatch. Multiple power points, wood effect flooring. Wood doors to plant cupboard, cloak store and accommodation including...

**Kitchen** - with uPVC double glazed window to front, lights to ceiling. Excellent, modern kitchen units to base and wall levels. Oven and grill; CDA induction hob beneath extractor, integrated fridge-freezer and Prima dishwasher. Space and connections for under counter washing machine. Wood effect flooring, multiple power points.

**Living Room** \*- with bifold double glazed doors to rear, lights to ceiling. Tv point, multiple power points.



**Bedroom Two** \* - with uPVC double glazed window to rear, light to ceiling, multiple power points.

**Bathroom** - with uPVC double glazed obscure window to side, light to ceiling. Low level W/C, pedestal sink, panel bath with regular and monsoon shower heads over to tiled surround. Heated towel rail, tiled flooring.

**Bedroom One** \* - with uPVC double glazed bay window to front, light to ceiling. Power points, wood door to...

**En Suite Shower Room** - with uPVC double glazed obscure window to side, light to ceiling. Low level W/C, pedestal sink, cubicle with regular and monsoon shower heads over and tiled surround. Heated towel rail, tiled flooring.

\* Carpets included in price, buyer can select colour (to be fitted on completion of sale)

## OUTSIDE

The property is situated to a South-facing, corner position on a development of three similar properties. To the front is a brick paved driveway parking space, and lawn with slate chipped borders. A path leads through the side gate to the rear garden - a child and pet friendly, securely fenced area: to be turfed on completion of sale.





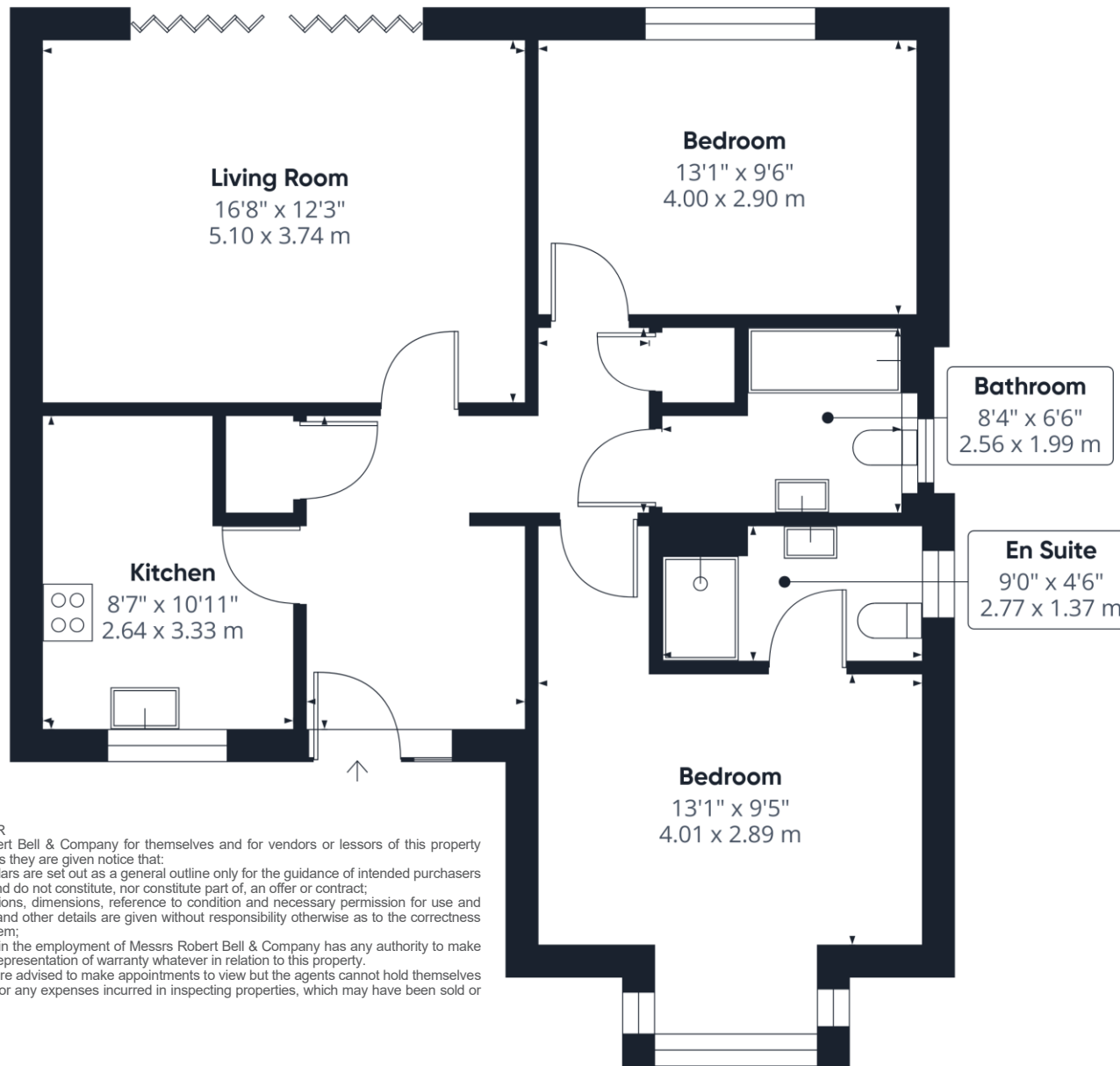
East Lindsey District Council – Tax band: TBC

**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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**Approximate total area<sup>(1)</sup>**  
802 ft<sup>2</sup>  
74.4 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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