



43 Mark Avenue

Horncastle

Situated on the outskirts of the highly regarded market town of Horncastle, this detached bungalow offers well-proportioned single-storey accommodation and is offered for sale with **NO CHAIN**. The property comprises entrance porch, entrance hall, lounge, fitted kitchen, side entrance, two double bedrooms and shower room.

Outside, there is a low-maintenance front garden, driveway providing off-road parking, detached garage and an enclosed rear garden, offering a manageable outdoor space.

The property benefits from gas central heating and double glazing and represents an excellent opportunity for those seeking a bungalow in a convenient yet peaceful location.

Horncastle is a popular market town nestled on the edge of the Lincolnshire Wolds, offering a good range of shops, cafés, pubs, schools and everyday amenities, together with beautiful countryside and walking routes close by.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



**ACCOMMODATION**

Part glazed front entrance door with side screen through to the:

PORCH

With small pane glazed door & side screen through to the:

ENTRANCE HALL

Having coved ceiling, radiator and built-in cupboard.

LOUNGE

15' 11" x 12' 9" (4.85m x 3.89m)

(max into bay) Having bay window to front elevation, coved ceiling, two radiators, wall light points and gas fire (non-functional & capped off) on tiled hearth.

KITCHEN

10' 1" x 10' 5" (3.07m x 3.18m)

Having window to rear elevation, radiator and vinyl flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards & drawers under, glazed display unit and gas fired boiler providing for both domestic hot water & heating over. Work surface return with inset gas hob, cupboards & drawers under, cupboards & extractor over. Eye level integrated electric oven with cupboard under, cupboards to side and cupboards over.

SIDE ENTRANCE LOBBY

Having part glazed doors to front & rear elevations.





BEDROOM ONE

11' 10" x 9' 10" (3.61m x 3.00m)

Having window to rear elevation, radiator and wood effect flooring.

BEDROOM TWO

9' 11" x 9' 5" (3.02m x 2.87m)

Having window to front elevation, radiator and fitted wardrobes to either side of double bed space with overhead cupboards.

SHOWER ROOM

7' 1" x 6' 9" (2.16m x 2.06m)

Having window to rear elevation, radiator, tiled floor, part tiled walls, shower enclosure with shower fitting, close coupled WC and hand basin with cupboard under.



NEWTON FALLOWELL



EXTERIOR

To the front of the property there is a low maintenance gravelled garden. A driveway provides off-road parking and leads to the:

GARAGE

20' 3" x 8' 7" (6.17m x 2.62m)

Having up-and-over door, window to side, service door to rear garden, light and power.

REAR GARDEN

Being enclosed and having a block paved patio & footpath, lawned garden with established borders and greenhouse.

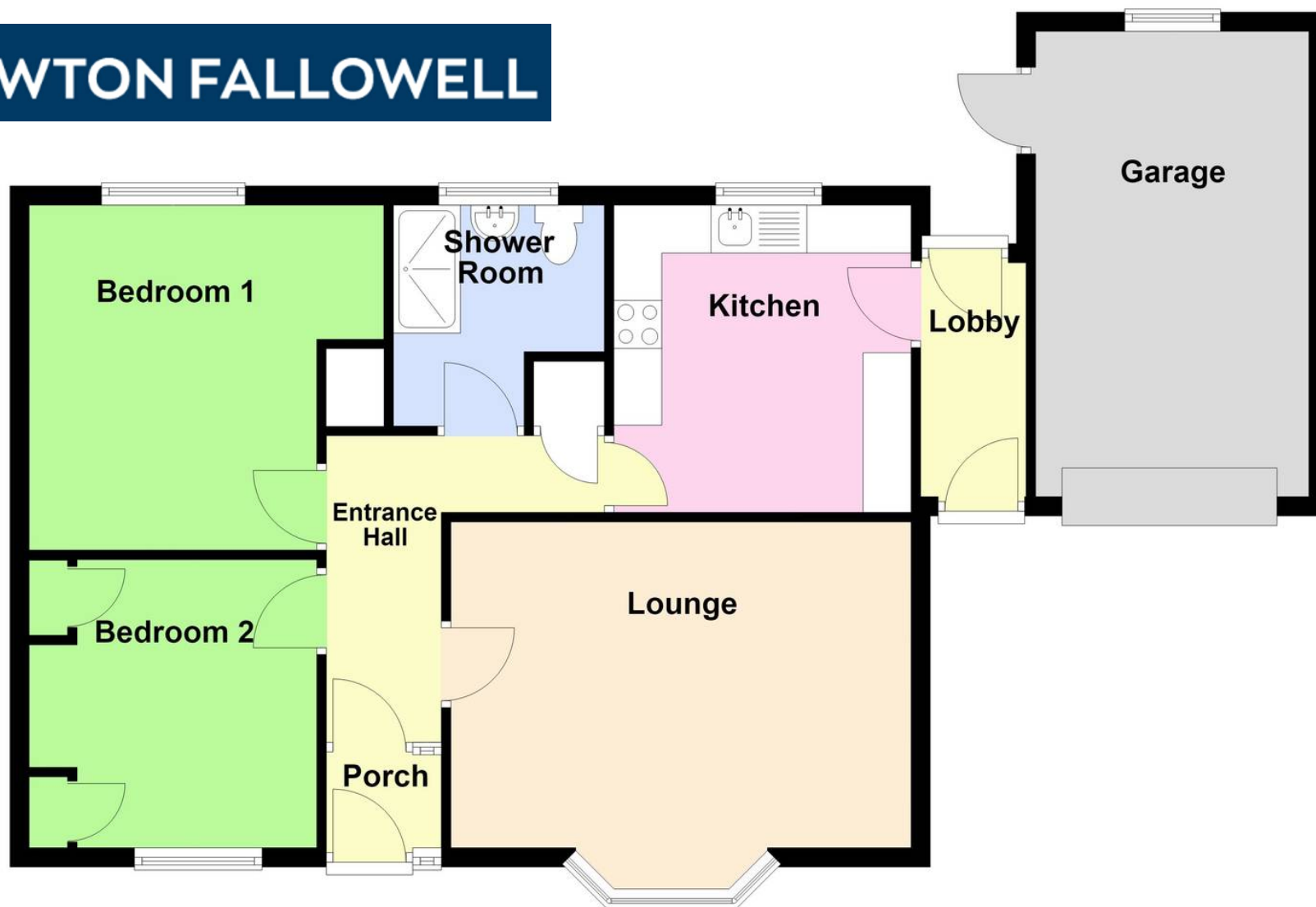
SERVICES

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

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.





Total area: approx. 78.8 sq. metres (848.1 sq. feet)

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