



11 Thomas Gibson Drive, Horncastle, LN9 6RX



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Freehold

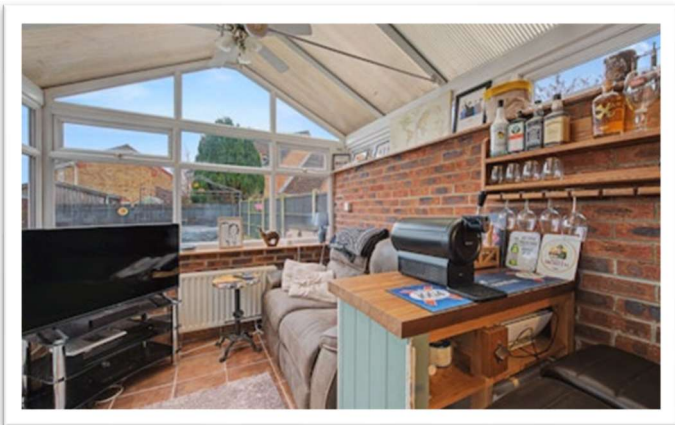
£240,000



Key Features

- Detached house
- Three bedrooms
- Lounge, dining room & conservatory
- Kitchen & utility
- Cloakroom & bathroom
- Driveway & garage
- Enclosed rear garden
- EPC rating D





Situated in a highly sought-after residential area on the outskirts of town, this attractive detached home offers well-presented and versatile accommodation ideal for family living.

The ground floor comprises a welcoming entrance hall, a comfortable lounge, a separate dining room and a bright conservatory overlooking the garden. The kitchen is complemented by a useful utility room and a convenient cloakroom. To the first floor are three bedrooms and a family bathroom.

Externally, the property enjoys a lawned front garden, a driveway providing ample off-road parking and a garage. To the rear is a private, enclosed garden, perfect for relaxing or entertaining.

Additional benefits include gas central heating and double glazing throughout.

ACCOMMODATION

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

ENTRANCE HALL

Having coved ceiling, radiator and staircase rising to first floor.

LOUNGE

4.17m x 4.01m (13'8" x 13'2")

Having bay window to front elevation, coved ceiling, radiator and staircase rising to first floor. Small pane glazed double doors to the:

DINING ROOM

2.82m x 2.24m (9'4" x 7'4")

Having coved ceiling, radiator and wood effect flooring. Archway to the kitchen and french doors to the:

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CONSERVATORY

2.95m x 2.49m (9'8" x 8'2")

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having french doors to rear elevation & garden, radiator and tiled floor.

KITCHEN

2.82m x 2.44m (9'4" x 8'0")

Having window to rear elevation, coved ceiling, radiator and wood 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 under. Work surface return with inset gas hob, integrated electric oven, cupboard & drawers under, cupboards & extractor over. Further work surface with cupboards under, cupboards & gas fired boiler providing for both domestic hot water & heating over.

UTILITY

2.64m x 1.45m (8'8" x 4'10")

(max) Having window to rear elevation, part glazed door to side elevation, radiator, wood effect flooring, door to garage, work surface with inset stainless steel sink & drainer, cupboard, space & plumbing for automatic washing machine under, cupboards over. Work surface return with space for dishwasher under.

CLOAKROOM

Having window to side elevation, radiator, wood effect flooring, close coupled WC and hand basin.



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FIRST FLOOR LANDING

Having window to side elevation and coved ceiling.

BEDROOM ONE

3.78m x 2.62m (12'5" x 8'7")

Having window to front elevation, coved ceiling and radiator.

BEDROOM TWO

3.23m x 2.87m (10'7" x 9'5")

Having window to rear elevation, coved ceiling and radiator.

BEDROOM THREE

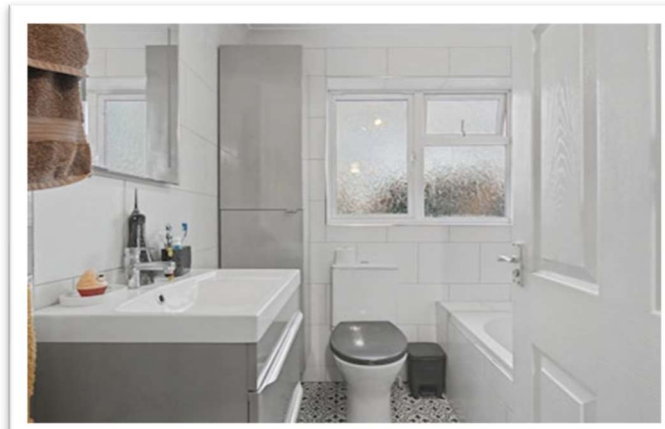
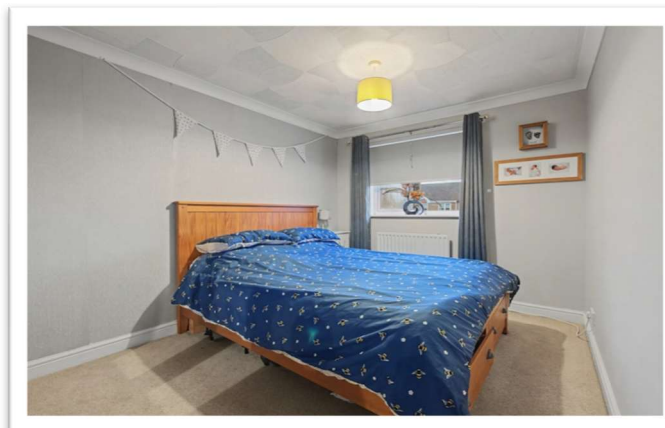
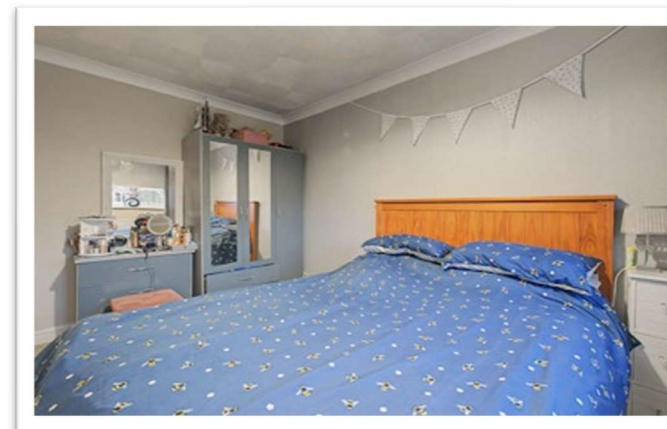
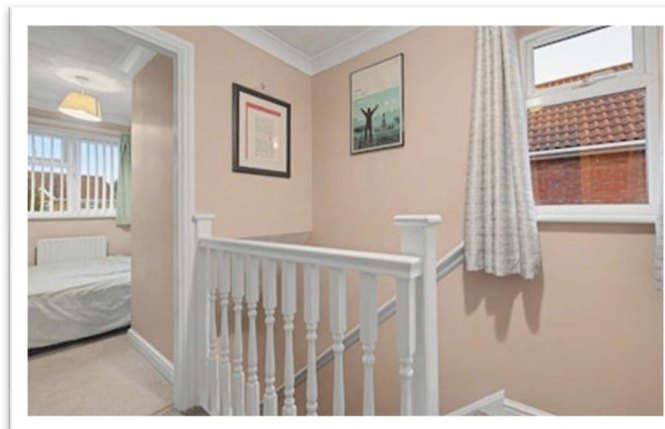
2.77m x 2.06m (9'1" x 6'10")

Having window to front elevation, coved ceiling, radiator and built-in cupboard.

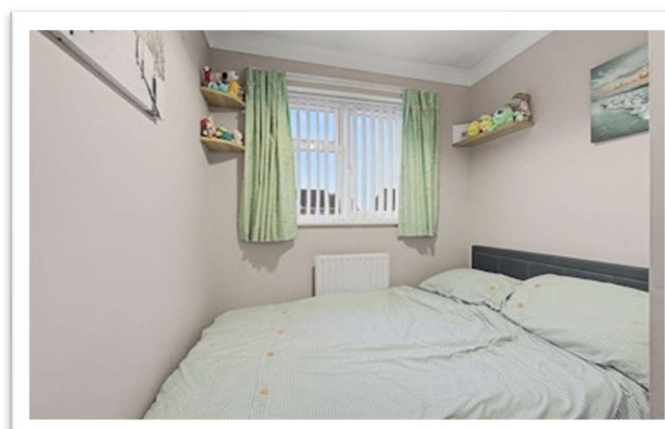
BATHROOM

1.91m x 1.85m (6'4" x 6'1")

Having window to rear elevation, coved ceiling, chrome heated towel rail, tiled walls, tiled floor, panelled bath with shower fitting & anti-splash screen over, close coupled WC, hand basin on vanity unit with drawers under and tall storage unit.



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EXTERIOR

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

GARAGE

4.98m x 2.54m (16'4" x 8'4")

Having up-and-over door, light and power.

Gated access to the:

REAR GARDEN

Being enclosed and having a paved patio & footpath, circular lawn, gravelled areas, circular seating area with pergola over and garden shed.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler served by radiators and the property is double glazed. The current council tax is band C.

VIEWING

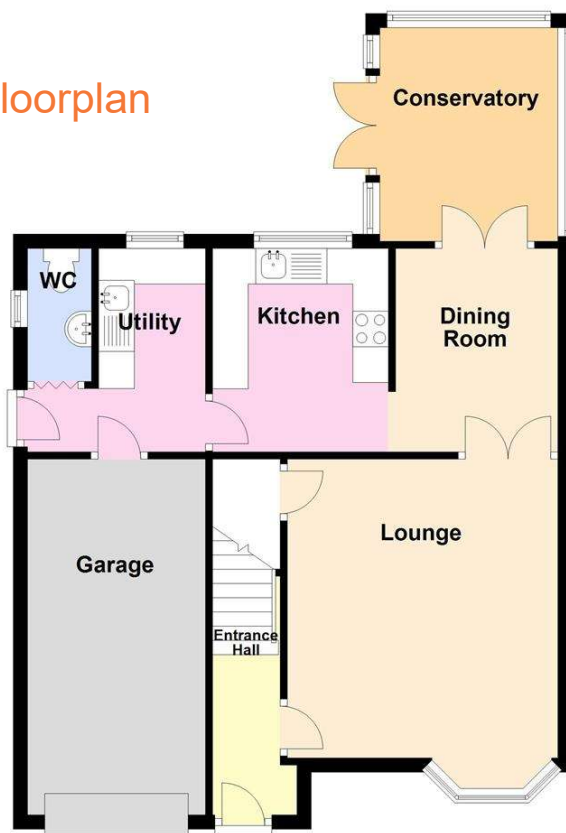
By appointment with Newton Fallowell - telephone 01790 755222.



Floorplan

Ground Floor

Approx. 64.3 sq. metres (692.2 sq. feet)



First Floor

Approx. 34.0 sq. metres (365.4 sq. feet)



Total area: approx. 98.3 sq. metres (1057.6 sq. feet)

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