



11 Thomas Gibson Drive, Horncastle, LN9 6RX



Freehold

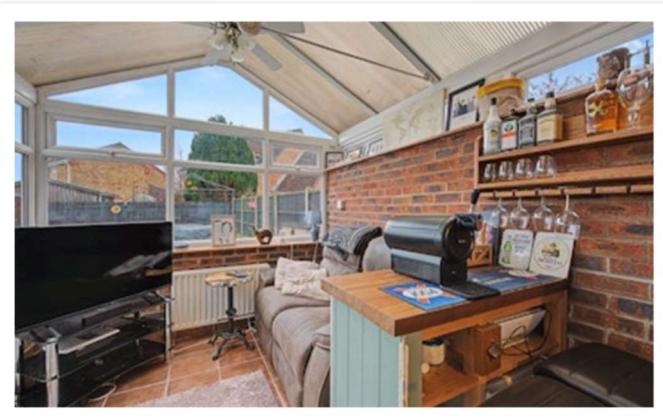
£240,000



## 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.



## 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.



## 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

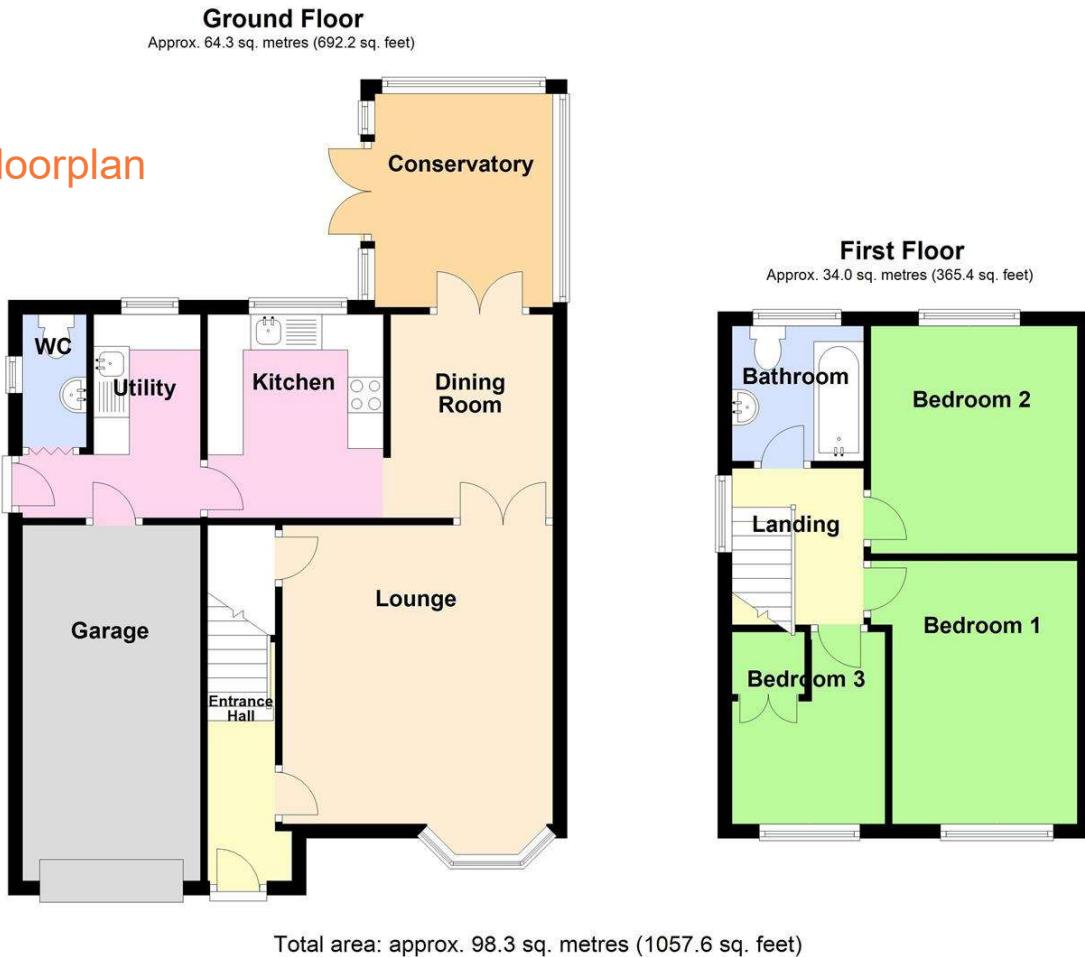
The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler served by radiators and the property is double glazed. The current council tax is band C.

## VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.



## Floorplan



## LIFETIME LEGAL

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