



## 5 Malt Kiln Crescent

Horncastle

Offered for sale with no onward chain, this superb Chrysolite design four-bedroom detached family home is situated on the highly sought-after Cyden Homes Langton Hill development. Occupying a generous corner plot, the property enjoys an excellent position close to a range of local amenities and benefits from a block paved driveway providing off-road parking, together with a detached double garage.

Beautifully presented throughout and finished to a high specification, the spacious and light-filled accommodation comprises: entrance porch, welcoming reception hall, cloakroom, study, elegant lounge, impressive open-plan dining kitchen, cosy snug and utility room to the ground floor. To the first floor, the principal bedroom benefits from an en-suite shower room, complemented by three further well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property features an attractive lawned front garden, a block paved driveway, detached double garage and a private enclosed rear garden, ideal for both relaxing and entertaining.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





#### **ACCOMMODATION**

Part glazed front entrance door through to the:

#### **ENTRANCE HALL**

Having tiled floor, radiator, staircase rising to first floor and built-in storage cupboard.

#### **CLOAKROOM**

Having tiled floor, radiator, extractor, close coupled WC and hand basin.

#### **STUDY**

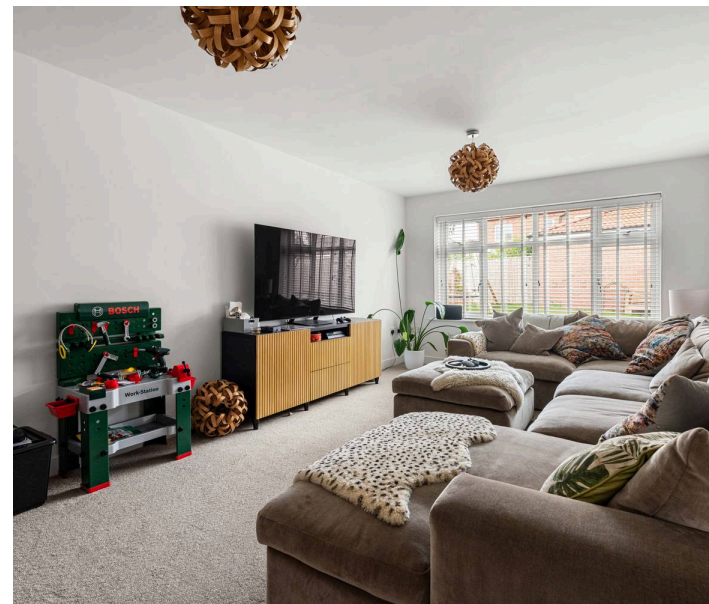
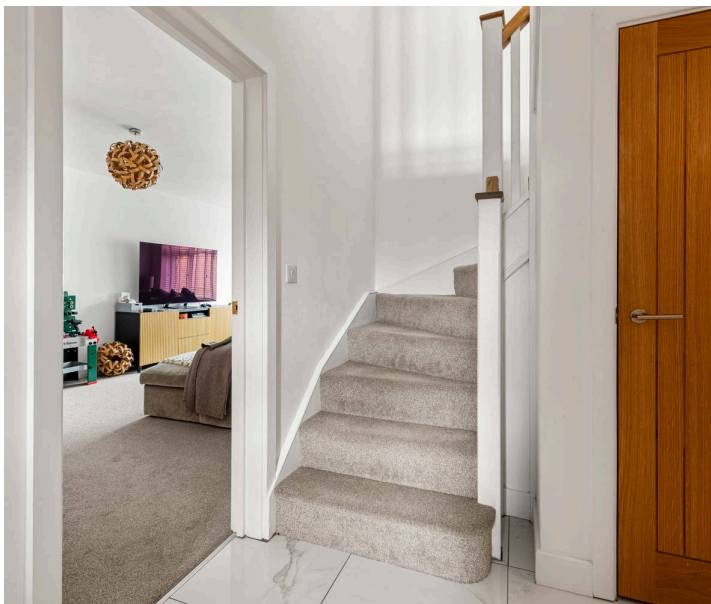
10' 0" x 6' 3" (3.05m x 1.90m)

Having window to front elevation, radiator and luxury vinyl flooring. Currently being used as a beauty treatment room.

#### **LOUNGE**

20' 8" x 11' 5" (6.31m x 3.49m)

Having window to rear elevation and radiator.



### DINING KITCHEN

21' 4" x 11' 9" (6.51m x 3.57m)

Having windows to front & side elevations, inset ceiling spotlights and radiator. Fitted with an extensive range of base & wall units with work surfaces & upstands comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards & integrated dishwasher under. Work surface return with inset gas hob, cupboards & drawers under, cupboards & stainless steel extractor over, tall unit to side housing integrated electric double oven with cupboards under & over. Opening to the:

### SNUG

12' 1" x 10' 0" (3.69m x 3.05m)

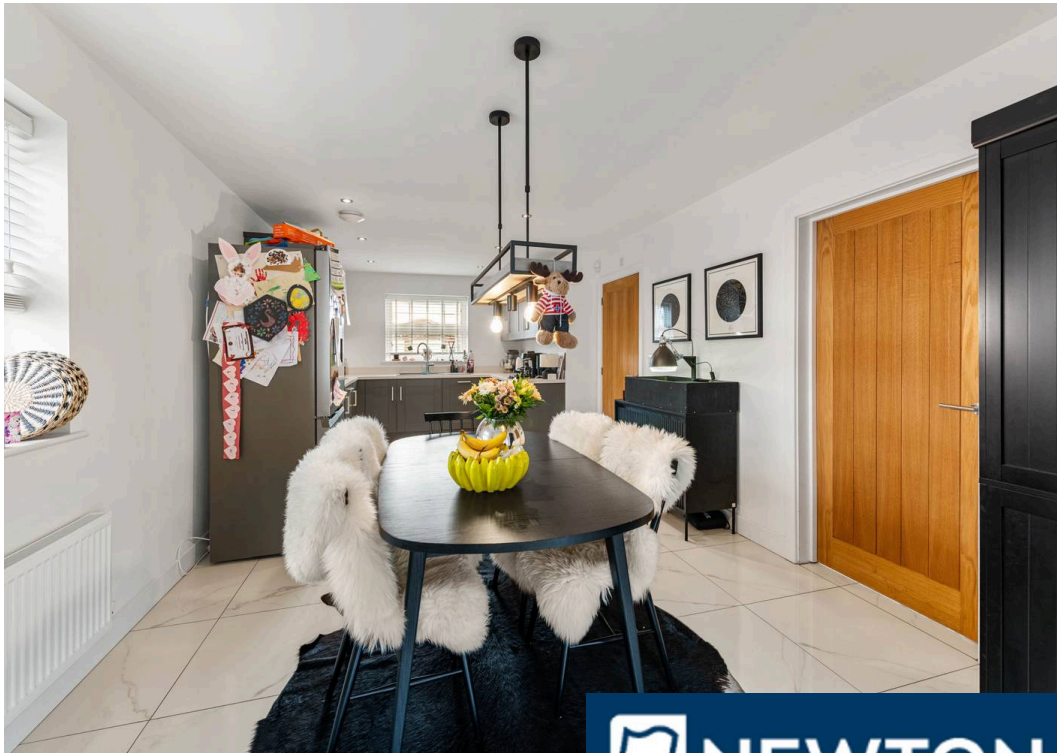
Having window to rear elevation, windows & french doors to side elevation, radiator and tiled floor.

### UTILITY

6' 8" x 5' 11" (2.03m x 1.80m)

Having part glazed door to rear elevation, tiled floor, work surface with cupboards, space plumbing for automatic washing machine under, cupboards over.





 **NEWTON FALLOWELL**





#### FIRST FLOOR LANDING

Having radiator and built-in airing cupboard.

#### MASTER BEDROOM

11' 9" x 10' 10" (3.58m x 3.29m)

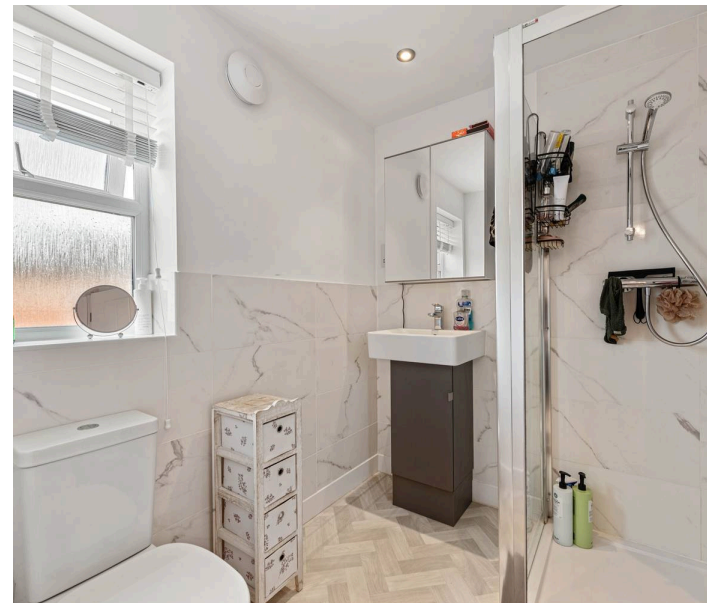
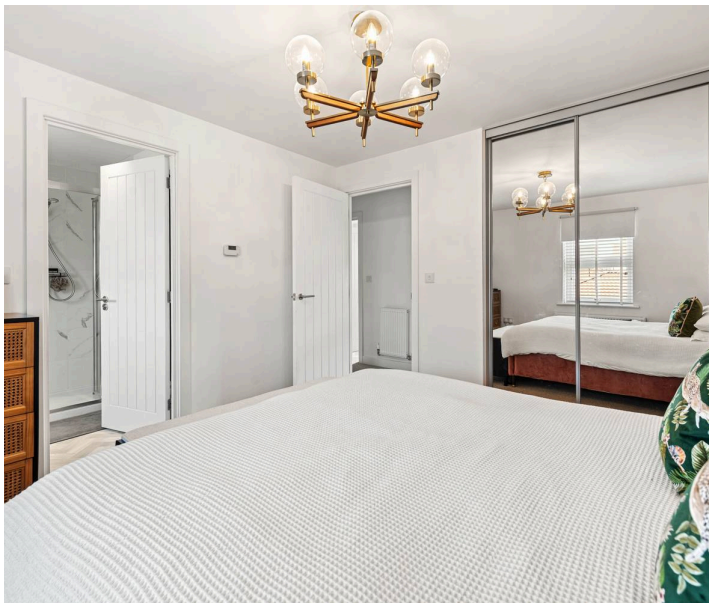
Having window to rear elevation, radiator and built-in wardrobe with sliding glass doors.

#### EN-SUITE

6' 8" x 6' 2" (2.03m x 1.88m)

Having window to rear elevation, heated towel rail, wood effect flooring, part tiled walls and extractor.

Fitted with a suite comprising: fully tiled shower enclosure with mixer shower fitting, close coupled WC and hand basin with cupboard under.



**BEDROOM TWO**

11' 3" x 11' 1" (3.44m x 3.39m)

Having window to rear elevation and radiator.

**BEDROOM THREE**

11' 11" x 8' 2" (3.63m x 2.49m)

Having window to front elevation and radiator.

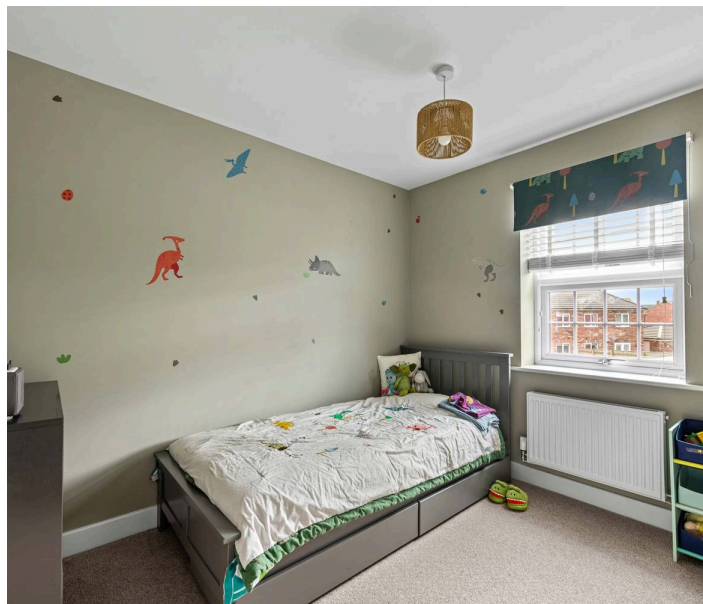
**BEDROOM FOUR**

10' 11" x 10' 0" (3.33m x 3.04m)

Having window to front elevation and radiator.

**BATHROOM**

Having window to rear elevation, heated towel rail, wood effect flooring, part tiled walls and extractor. Fitted with a suite comprising: panelled bath with shower fitting & anti-splash screen over, close coupled WC and hand basin with cupboard under.





### **EXTERIOR**

Occupying a corner plot with a large front and side lawn and a block paved driveway providing parking for multiple vehicles.

### **DOUBLE GARAGE**

Having an electric up and over door, power and lighting.

### **REAR GARDEN**

Mainly laid to lawn with a patio, the right hand boundary having a brick wall.

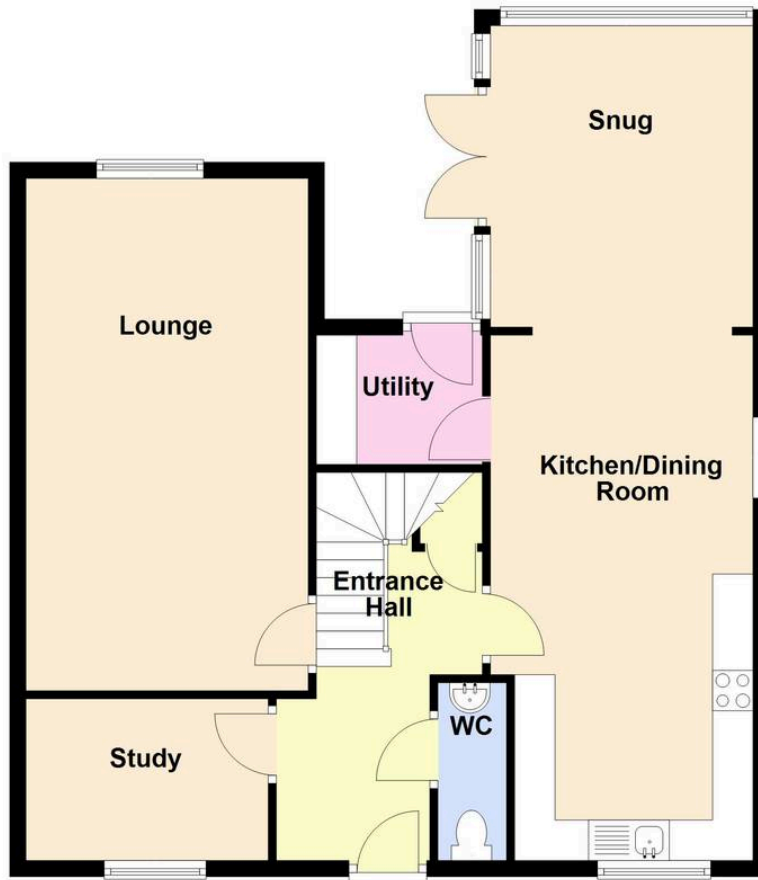
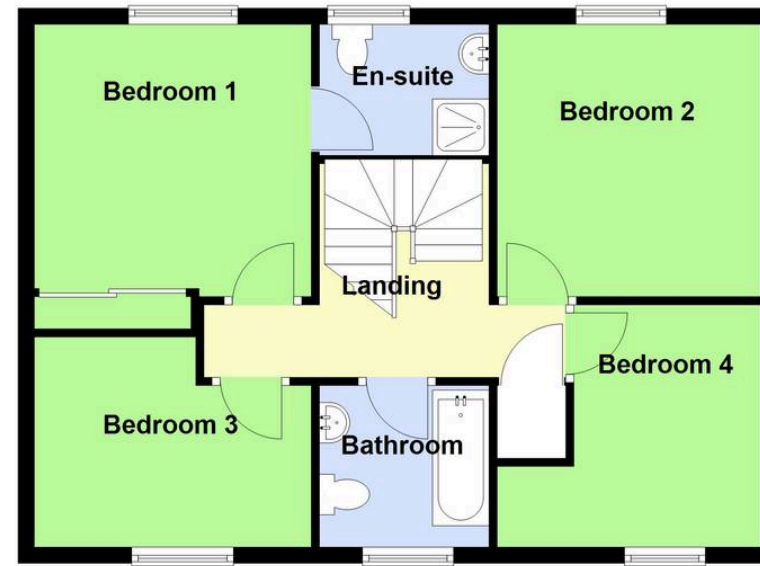
### **SERVICES**

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.

### **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.



**Ground Floor****First Floor**

## Newton Fallowell Estate Agents

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