



18 Malsters Drive

Horncastle

Built in 2025 and enjoying a prime position on a sought-after new development in the thriving market town of Horncastle, on the edge of the beautiful Lincolnshire Wolds, this stylish end-terrace home is within easy walking distance of the town's excellent range of shops, cafés and amenities. The well-presented accommodation comprises an entrance hall, cloakroom, lounge and dining kitchen, with two bedrooms and a bathroom to the first floor. Outside, there is an allocated parking space to the front and an enclosed side garden. Further benefits include gas central heating, double glazing, upgraded tiled flooring throughout the ground floor and bespoke shutters fitted to most windows.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:





ACCOMMODATION

Part glazed front entrance door with canopy over through to the:

ENTRANCE HALL

Having radiator, tiled floor and understairs storage cupboard.

CLOAKROOM

Having inset ceiling spotlights, radiator, tiled floor, close coupled WC and pedestal hand basin.

LOUNGE

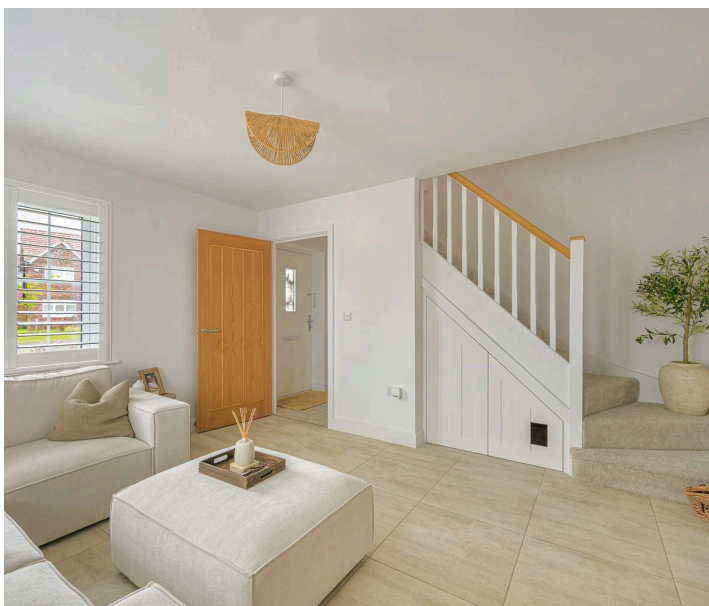
15' 3" x 13' 6" (4.64m x 4.12m)

Having windows to front & side elevations, radiator, tiled floor, wall mounted cupboard and staircase rising to first floor.

DINING KITCHEN

13' 7" x 9' 0" (4.13m x 2.75m)

Having window to front elevation, window & part glazed door to side elevation, inset ceiling spotlights, radiator and tiled floor. Fitted with a range of base & wall units with work surfaces & upstands comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboard, space & plumbing for automatic washing machine under, tall unit to side housing gas fired combination boiler providing for both domestic hot water & heating. Work surface return with inset gas hob, integrated electric oven, cupboard & drawers under, cupboards & stainless steel extractor over. Further work surface return with cupboard under, tall unit to side housing integrated fridge & freezer.





 **NEWTON FALLOWELL**



FIRST FLOOR LANDING

Having window to front elevation.

BEDROOM ONE

13' 7" x 11' 8" (4.13m x 3.55m)

Having windows to front & side elevations and radiator.

BEDROOM TWO

12' 9" x 7' 7" (3.88m x 2.31m)

Having window to side elevation, radiator and built-in wardrobe with sliding mirror doors. (Large dressing table is included in sale if desired)

BATHROOM

9' 3" x 5' 8" (2.82m x 1.73m)

Having window to front elevation, inset ceiling spotlights, heated towel rail, extractor, wood effect flooring, tiled splashbacks, shaped bath with mixer shower fitting & anti-splash screen over, close coupled WC and hand basin with cupboard under.





EXTERIOR

To the front of the property there is an allocated parking space. Gated access to the:

SIDE GARDEN

Being enclosed and laid to lawn with a paved patio.

SERVICES

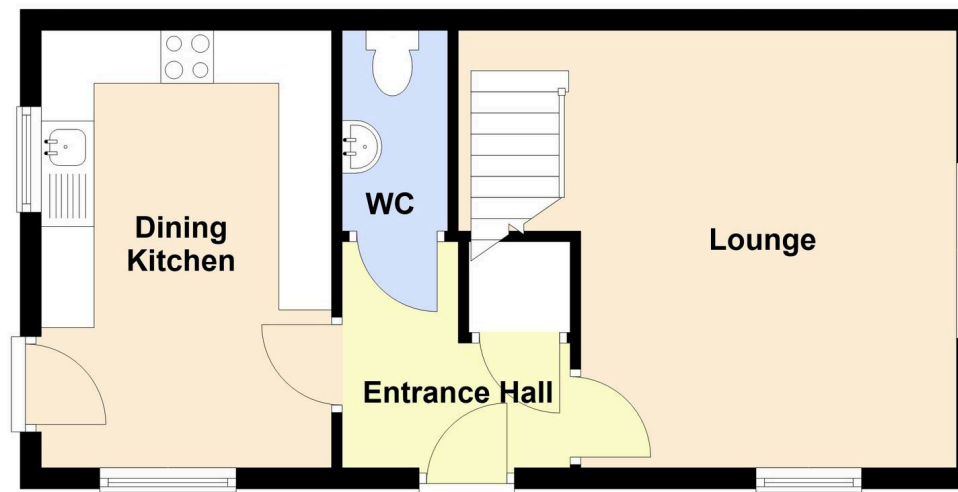
The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band B.

LIFETIME LEGAL

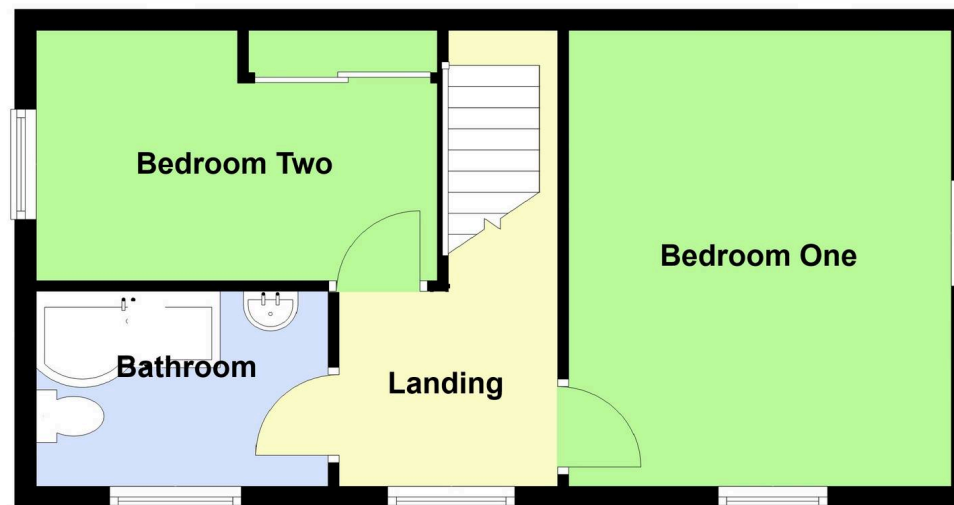
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Ground Floor



First Floor



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