



28 Tennyson Gardens, Horncastle, LN9 6DD



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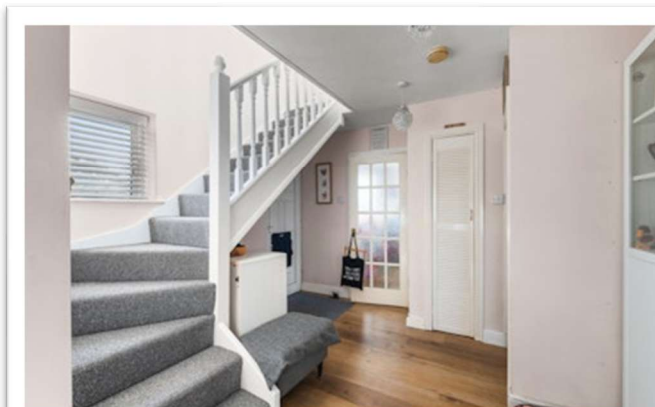
Freehold

£199,950



## Key Features

- Extended 4 bedroom semi detached house
- Large Kitchen Diner
- Front to Rear Living Room
- Off Road Parking and Rear Garden
- Ensuite to Master
- Four Piece Bathroom Suite
- EPC rating TBC





An extended four bedroom semi detached home, offered for sale in a popular residential area of Horncastle, close to local amenities. This property has undergone a scheme of modernisation including a two storey extension to the side.

The front entrance door leads into an entrance hallway with stairs rising to the first floor. There is a spacious living room with French doors to the garden and a log burner, additional snug, front to rear kitchen diner with a breakfast bar and integrated appliances and a further utility room and cloakroom WC.

On the first floor there are four spacious bedrooms, the master having a good sized ensuite shower room and the family bathroom which has bath and separate double shower unit.



Externally the property has off road parking for multiple vehicles and a front lawn. To the rear there is a patio area, with a lawn and wooden shed.

The property benefits from gas central heating and double glazing. Viewing is highly recommended.

#### ACCOMMODATION

Upvc front entrance door through to the:

#### ENTRANCE HALL

Having wood laminate flooring, storage cupboard, staircase rising to first floor and a window to the front.

#### LIVING ROOM

6.1m x 3.07m (20'0" x 10'1")

Having a log burner, radiator, wood laminate flooring, window to the front and rear French doors leading to the garden.

#### SNUG

2.74m x 2.69m (9'0" x 8'10")

Having wood laminate flooring, radiator and window to the rear.









### KITCHEN DINER

6.19m x 3.11m (20'4" x 10'2")

Having wood laminate flooring, radiator, windows to the front and side. Fitted with a range of wall and base units with wooden work surfaces and tiled splashbacks, breakfast bar, ceramic sink and drainer, integrated oven, hob, extractor and microwave.

### UTILITY ROOM

3.1m x 2.34m (10'2" x 7'8")

Having tiled flooring, half glazed Upvc door to garden, window to the rear and plumbing for washing machine.

### CLOAKROOM WC

Having a toilet and sink.

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### LANDING

Having a storage cupboard and window to the front.

### BEDROOM 4

2.84m x 2.44m (9'4" x 8'0")

Having a built in storage cupboard, radiator and window to the front.

### BEDROOM 3

3.27m x 3.06m (10'8" x 10'0")

Having a radiator and window to the rear.

### BEDROOM 2

4.06m x 3.11m (13'4" x 10'2")

Having a radiator and window to the rear.

### BATHROOM

3.07m x 2.44m (10'1" x 8'0")

Fitted suite comprising: basin and WC until with storage, walk in double shower with dual rainfall showerhead, bath, storage cupboard, half tiled walls, tiled flooring and a window to the side.

### MASTER BEDROOM

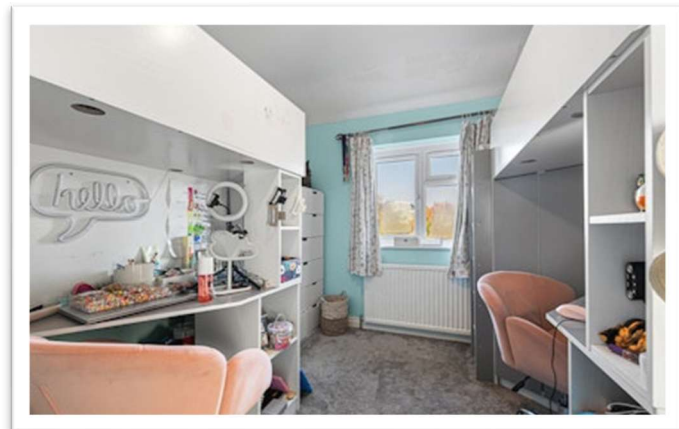
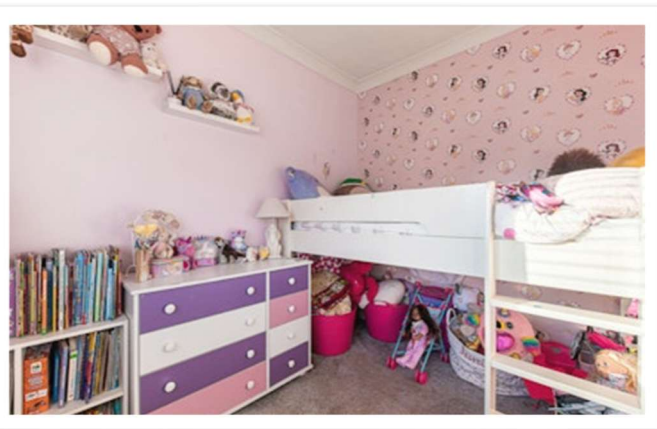
4.43m x 3.09m (14'6" x 10'1")

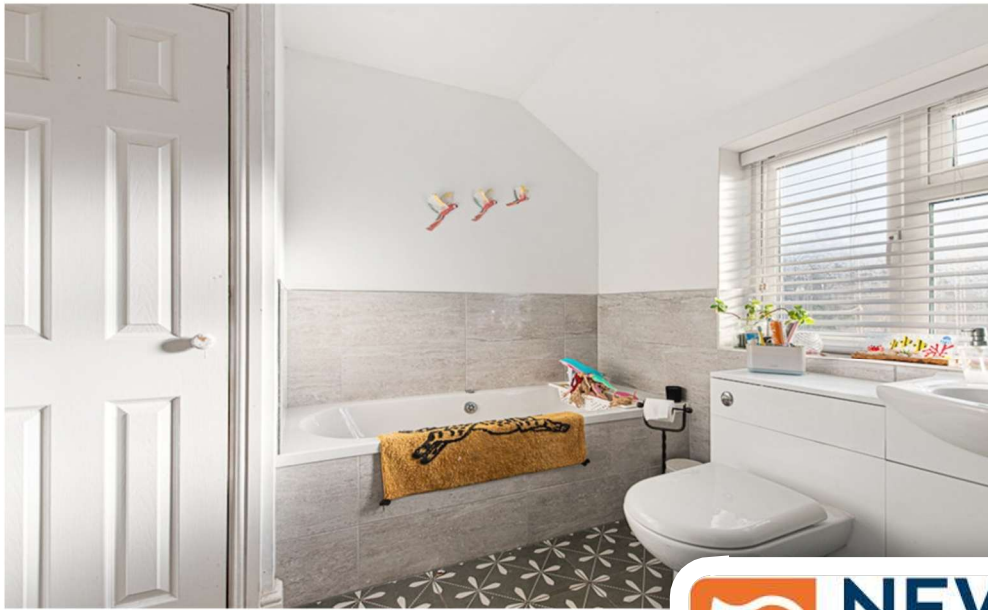
Having a featured vaulted ceiling, radiator and window to the rear

### ENSUITE

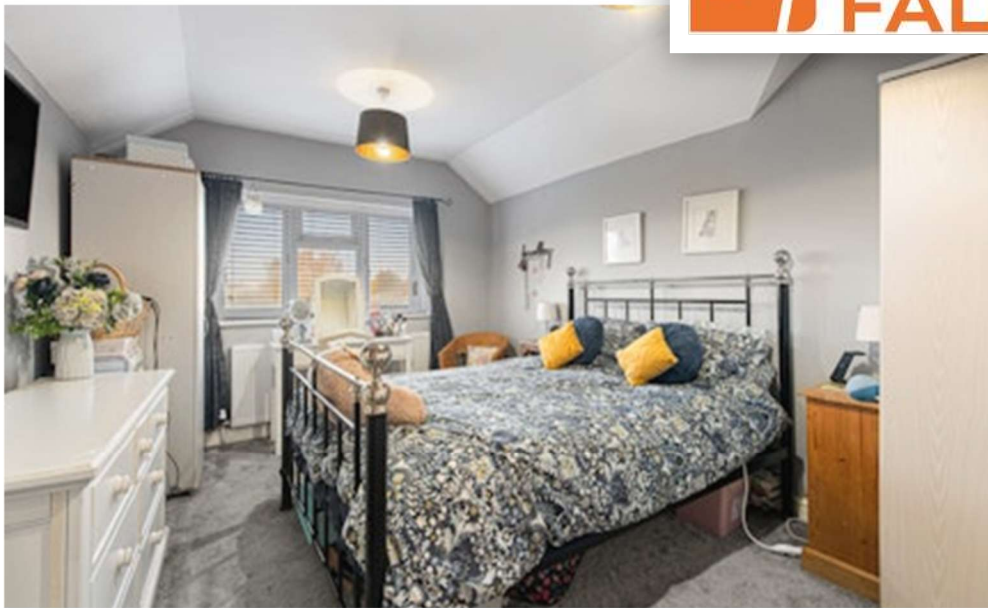
2.11m x 1.68m (6'11" x 5'6")

Fitted suite comprising: wash hand basin with storage, WC, walk in double shower, half tiled walls, tiled flooring, heated towel rail and a window to the side.





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### EXTERIOR

To the front and side of the property is a driveway providing ample off road parking, a front lawn with hedging.

### REAR GARDEN

Having a patio area beside the house and a rear lawn fully enclosed with hedging as well as a wooden shed.

### SERVICES

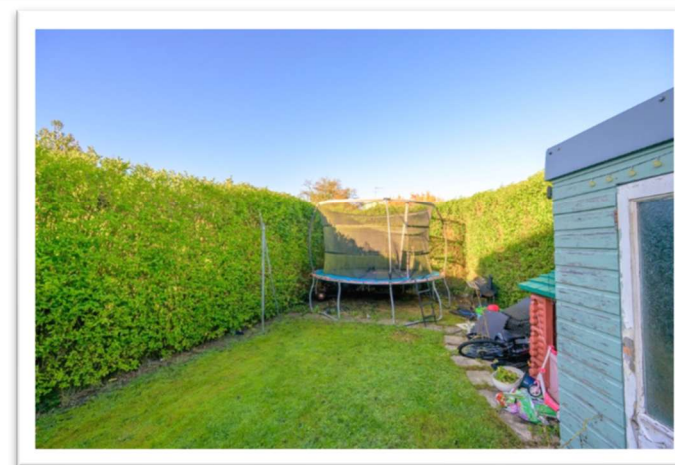
The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band A.

### VIEWING

By appointment with Newton Fallowell - telephone 01790 755222

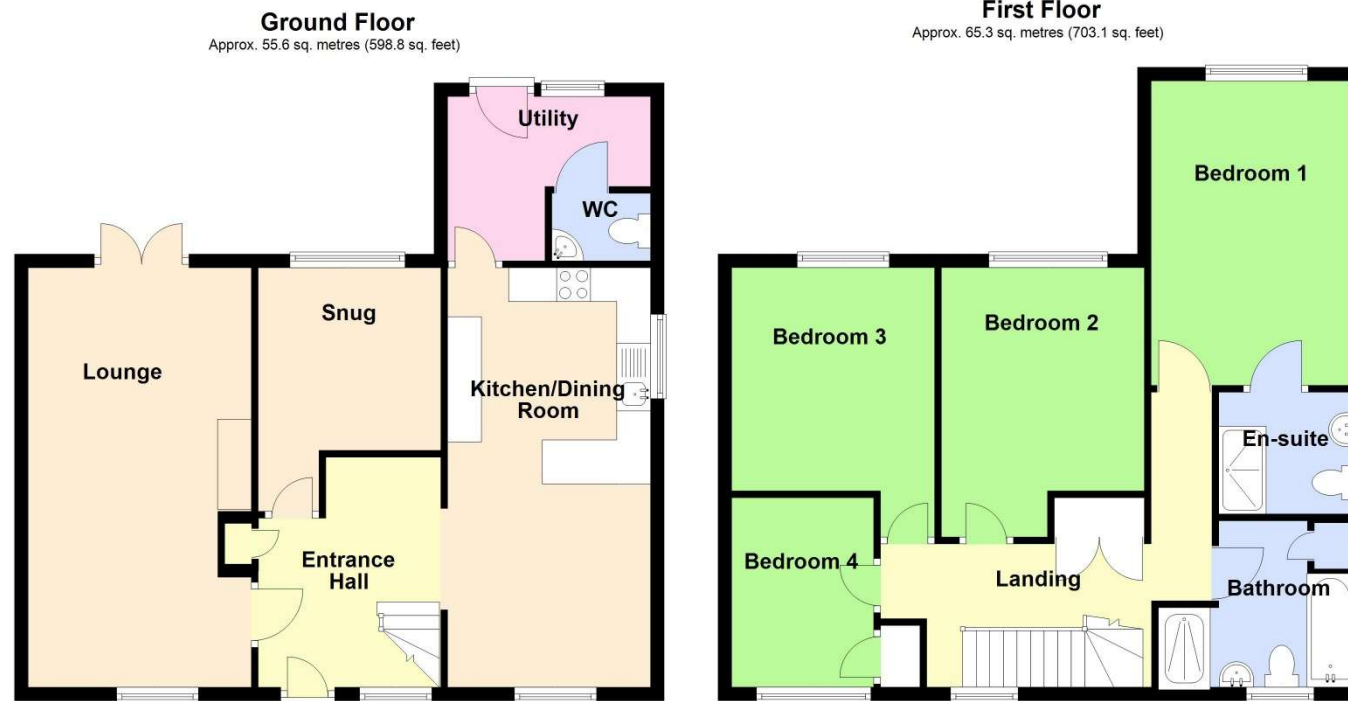
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## Floorplan



Total area: approx. 121.0 sq. metres (1301.9 sq. feet)



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### PARTICULARS

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