



11 Bonnetable Road
Horncastle, Lincolnshire. LN9 6RH

BELL



11 Bonnetable Road Horncastle

A spacious two bedroom detached bungalow offering flexible accommodation to a popular residential area. Accommodation comprises an Entrance Hallway, large Living Room, central Hallway, Breakfast Kitchen, Bathroom, and two Bedrooms (one with En Suite) plus Garage with electric door, driveway parking and front and rear gardens.

Occupying a good sized plot, 11 Bonnetable Road is well located for access to the full range of services and amenities in Horncastle; including schools, supermarkets, doctor's surgery and transport links to the county city of Lincoln and Skegness - both 21 miles away, in opposite directions.

ACCOMMODATION

Entrance Hallway with uPVC double glazed obscure front entrance door, uPVC double glazed windows to front and side aspects; wood effect flooring, radiator, ceiling light and power point. Door to:

Lounge having uPVC double glazed window to front aspect; Dimplex electric fire, carpeted floor, radiators, TV point, ceiling light and power points. Door to:

Central Hallway with built in storage space, carpeted floor, loft access hatch, ceiling light and power point. Doors to further accommodation including:

Breakfast Kitchen having uPVC double glazed obscure door to side, window to side aspect; storage units to base and wall levels, sink and drainer set to roll edge wood effect worktop, Neve oven, four ring induction hob beneath extractor canopy. Vinyl flooring, breakfast bar, radiator, ceiling light and power points.



Bathroom having uPVC double glazed obscure window to side aspect; panel bath with shower attachment, pedestal wash hand basin and low level WC. Tile effect flooring, tiles to walls, heated towel rail and ceiling light.

Bedroom 2 (currently dining room) with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.

Bedroom 1 with uPVC double glazed window to rear aspect; built in bedroom furniture, carpeted floor, radiator, ceiling light and power points. Door to:

En-suite Shower Room having uPVC double glazed obscure window to side aspect; shower cubicle with tiled surround, pedestal wash hand basin and low level WC. Tile effect flooring, tiles to half height to walls, heated towel rail and ceiling light.

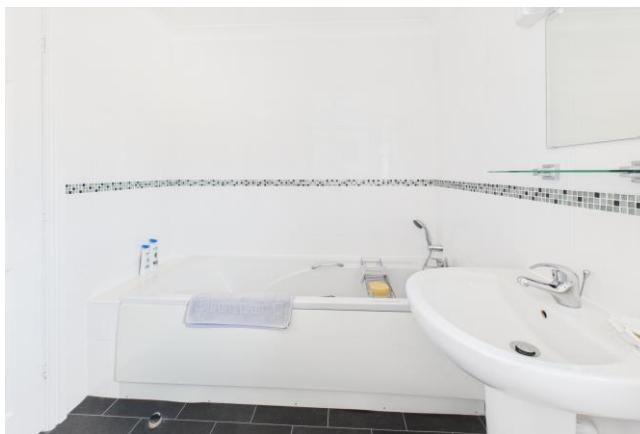
OUTSIDE

The property is set with a low maintenance gravelled front garden, alongside which runs a long tarmac driveway, continuing down to the **Garage** with electric roller shutter door to front, light and power, wall mounted gas fired Worcester boiler.

The rear garden is predominantly laid to lawn with a paved patio looking across, facing south / west. With mature flowers and shrubs set to gravelled borders, the garden is contained by mixed fencing to ensure a child and pet friendly, secure space.

East Lindsey District Council – Tax band: B

ENERGY PERFORMANCE RATING: tbc



SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

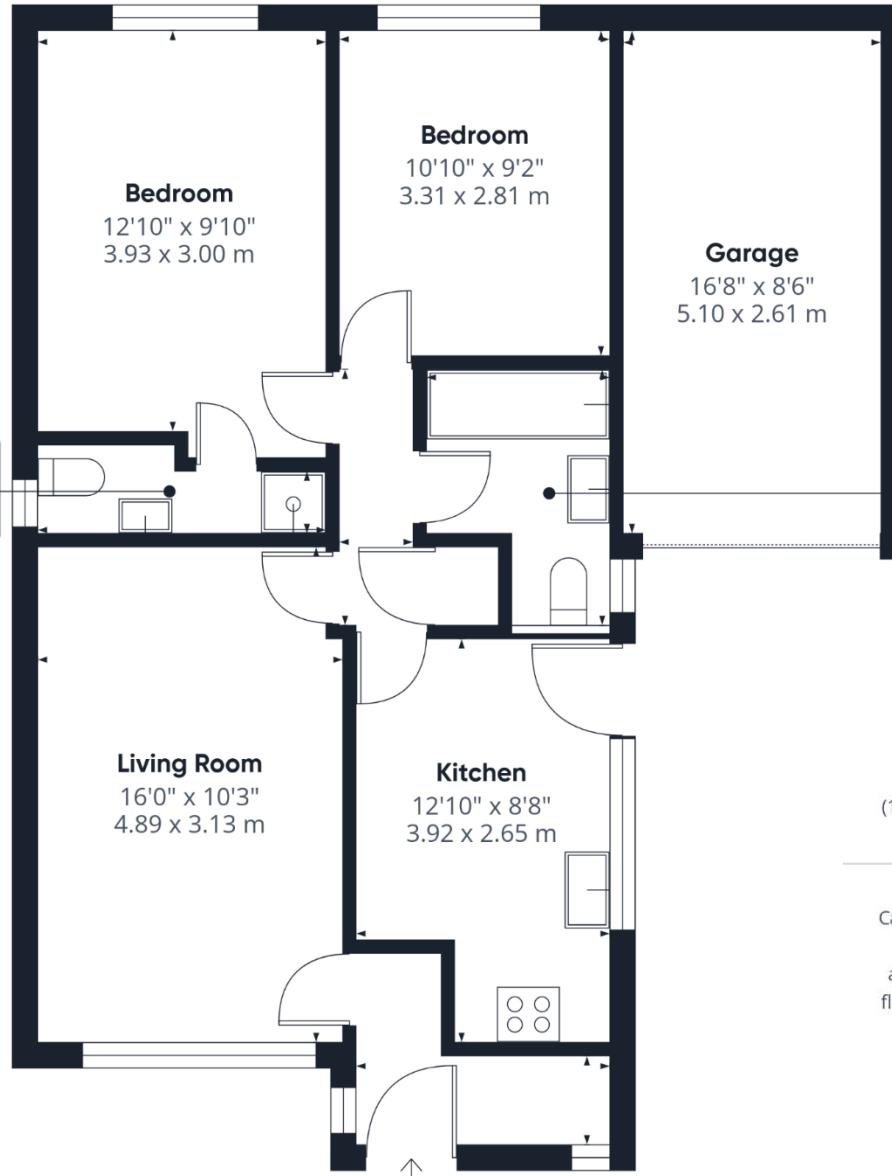
VIEWING: By arrangement with the agent's Horncastle Office

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(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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