



## 3 Banks Court Horncastle, Lincolnshire. LN9 5BX

# BELL

A modern, end-terrace town house built by award winning local developers Bell & Shinn. The property has been constructed in a Georgian style with attractive red brick walls and sliding sash windows beneath a slate roof. Boasting the premium plot on this small development of only six modern townhouses and benefitting from a private walled garden and two parking spaces.

It further benefits from the remainder of the original ten year NHBC warranty (commencing in 2018).



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# 3 Banks Court, Horncastle

## ACCOMMODATION

**Entrance Hall** with staircase up to first floor, doors to:

**Open plan Kitchen Dining Living Room** having a range of modern fitted units with built in dishwasher, electric oven and hob to the kitchen area. Also having space for a washing machine, dryer, fridge freezer and family dining table and chairs. Windows to both the front and rear aspects provide natural lighting and there is a good size under stairs cupboard for additional storage.

**Cloakroom** comprising low level WC and wash hand basin.

## First Floor

**Family Bathroom** having a three piece suite comprising bath with shower over, low level WC and wash hand basin. With heated towel rail and both wall and floor tiling.

## Two Bedrooms

## Second Floor

Master Bedroom being spacious with a vaulted ceiling, modern fitted wardrobes and an en-suite WC.

## OUTSIDE

The property has two allocated parking spaces within the private parking area and is further complemented by a walled garden to the rear and side.

This is the only property on the development with a private garden of this size and with such privacy.

East Lindsey District Council – Tax band: B

**ENERGY PERFORMANCE RATING: B** - All mains services, gas central heating

**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...

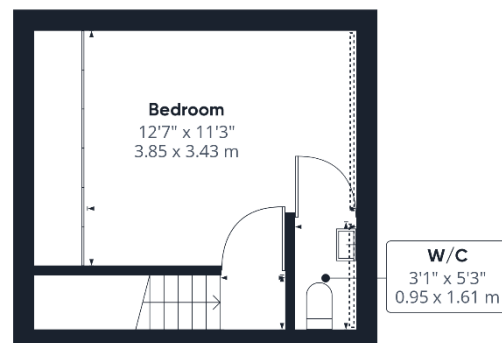
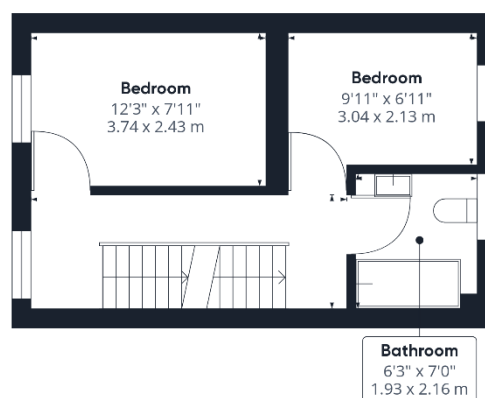
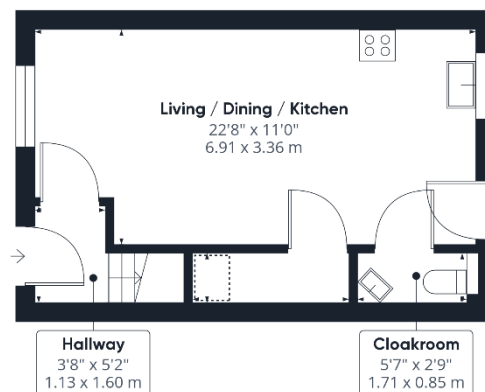
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