



24 Johnson Drive
Horncastle, Lincolnshire. LN9 6RS

BELL



24 Johnson Drive Horncastle

24 Johnson Drive is an exceptionally well presented, four-bed family home, located to a South-facing position at the edge of this modern development. Appointed with an excellent kitchen, open to dining space, the ground floor provides a lounge to the front, useful utility and cloakroom; plus an integral single garage. Above are four bedrooms, including a generous master with en suite shower room, and the family bathroom. The property enjoys a lawned garden to the rear, with corner patio, and parking for multiple vehicles to the front – being to the end of a no-through road.

Horncastle is a Georgian market town, offering a full range of services and amenities including primary and secondary schooling; home to the prestigious Queen Elizabeth's Grammar School. The town is located halfway between the county city of Lincoln, and the East coast, 21 miles from each with a regular bus services (which stops at the neck of Winceby Gardens, particularly convenient for Warner Drive) linking Horncastle to both.

ACCOMMODATION

Entered to the front through composite door to...

Entrance Hallway- with light to ceiling, carpet, radiator. Carpeted stairs to first floor with storage space beneath, wood door to lounge, cloakroom and open doorway to dining kitchen.

Lounge - with uPVC double glazed window to front, lights to ceiling. Tv point, multiple power points, carpet, radiator.



Dining Kitchen - with Upvc double glazed French doors and windows to rear, lights to ceiling. Leisure sink and drainer with instant boiling water tap over, to roll edge wood effect worktop. Beko oven and gas job beneath extractor canopy, excellent range of storage units to base and wall levels. Integrated dishwasher, upright fridge-freezer. Tiled flooring, multiple power points, tv point. Wood door to...

Utility - with composite double glazed obscure door to rear, light to ceiling. Sink and drainer to roll edge wood effect worktop, storage units beneath. Space and connections for under counter washing machine, wall mounted gas fired Logic boiler to storage unit. Tiled flooring, radiator.

Cloakroom - with light to ceiling, low level W/C. Hand wash basin to storage unit. Tiled flooring, radiator.

Up carpeted stairs with spindle and balustrade to...

First Floor Landing - with light to ceiling, loft access hatch, radiator, multiple power points. Wood doors to bedrooms and bathroom.

Master Bedroom - with uPVC double glazed windows to front, light to ceiling. Carpet, radiator, multiple power points, built in wardrobe and storage space. Wood door to...

En Suite Shower Room - with uPVC double glazed obscure window to side, lights to ceiling. Low level W/C, pedestal sink, tiles to half height to walls. Tiled shower cubicle; tile effect flooring, radiator.

Bedroom - with uPVC double glazed window to rear, light to ceiling. Carpet, radiator, multiple power points, tv point.

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Family Bathroom - with uPVC double glazed obscure window to side, lights to ceiling. Low level W/C, pedestal sink. Panel bath with shower over and tiled surround, radiator, tile effect flooring.

Bedroom / Home Office - with uPVC double glazed window to front, light to ceiling. Carpet, radiator, multiple power points, tv point.





OUTSIDE

The property is approached from Johnson Drive up a tarmac road, situated to the end and thus adding two parking spaces perpendicular to the property – alongside the driveway with continues to the **Single Garage** - with up and over door; light and power. The front, set with lawn and a paved path to the front door, looks South across neighbouring arable farmland, with convenient access for the public children's play park (photo below) opposite and footpaths into town and out towards the countryside.

The rear garden, contained by gates to the sides and fencing around to ensure a child and pet friendly space, is laid to lawn, with a porcelain tiled patio to one corner and gravelled border.

East Lindsey District Council – Tax band: D

ENERGY PERFORMANCE RATING: B

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.

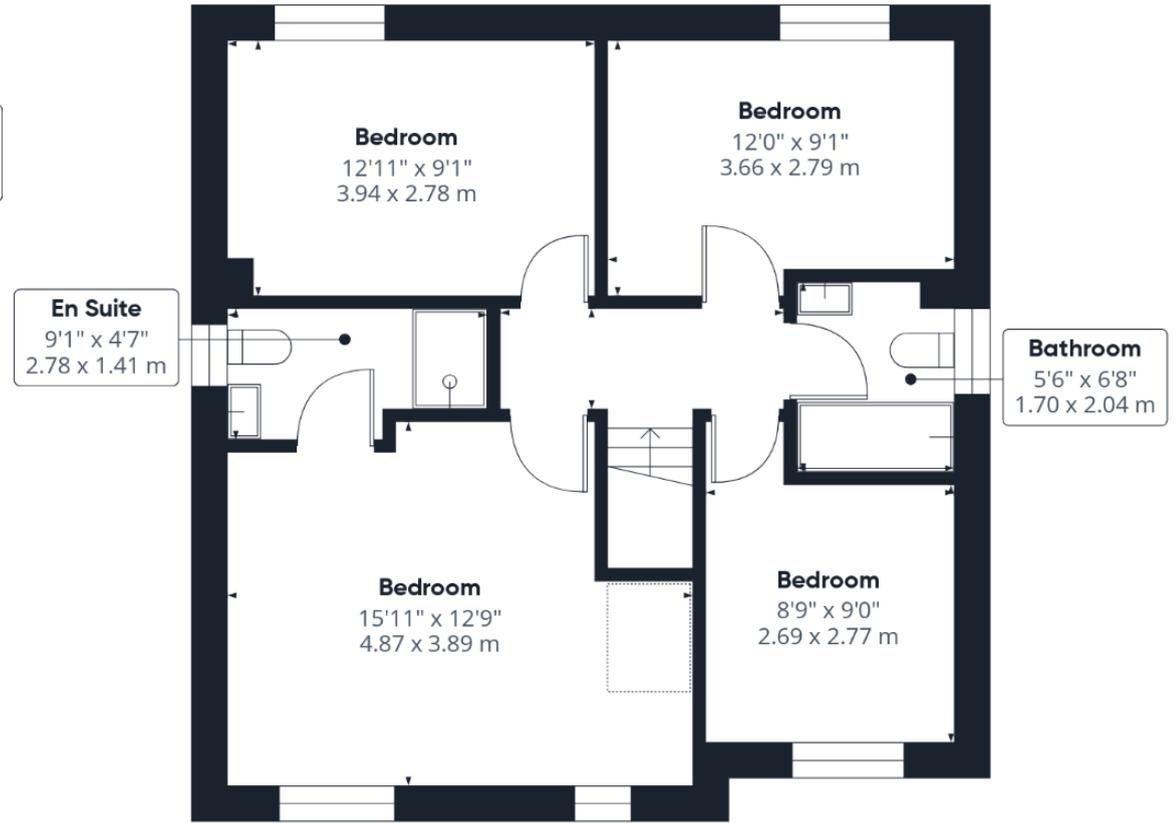
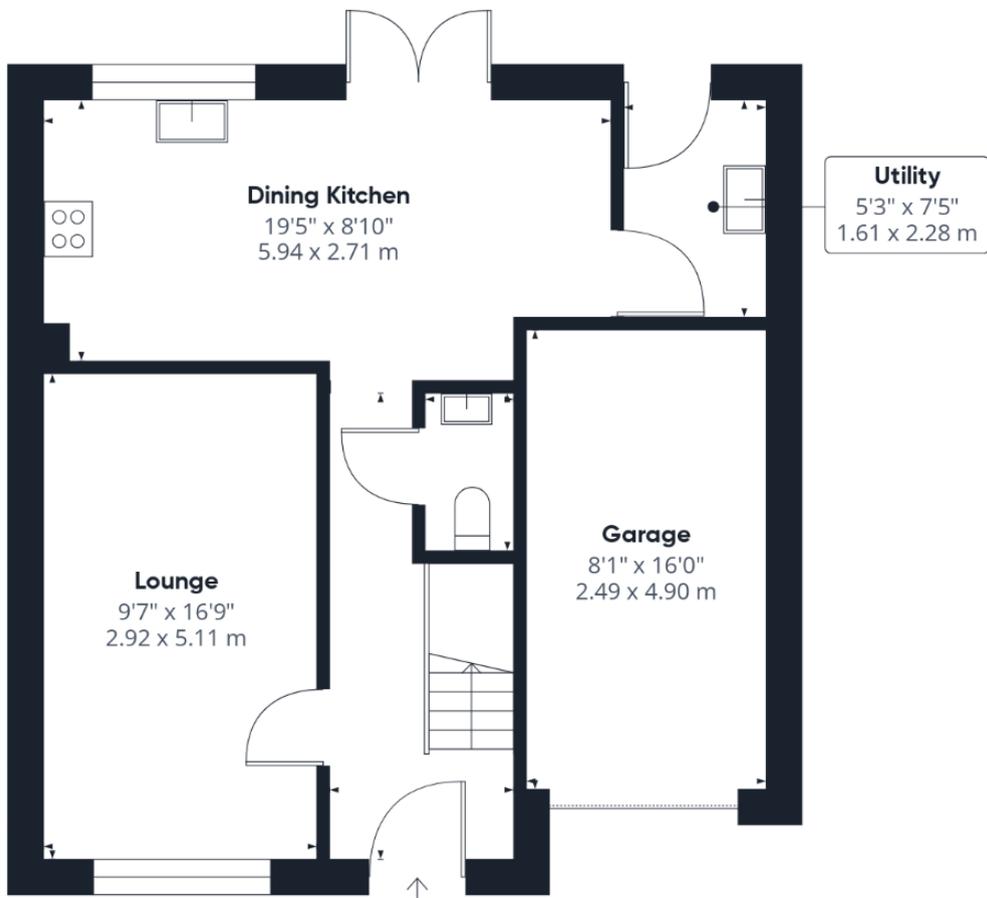
VIEWING: By arrangement with the agent's Horncastle Office

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Approximate total area⁽¹⁾

(1) Excluding balconies and terraces

1207 ft²
112.1 m²

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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DISCLAIMER

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