



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



Gold Trusted
Service Award
2023 feefo



BEST
ESTATE AGENT GUIDE
2023 - EXCEPTIONAL
SALES



25 Russell Danby Drive

Horncastle, Lincolnshire. LN9 5FE

BELL

ROBERT BELL & COMPANY



25 Russell Danby Drive, Horncastle

Built to a high specification in 2020 by Allison Homes, the property provides spacious and flexible accommodation with all the comforts of modern living including quality kitchen and bathroom fittings. This property is one of the larger bungalows on this 36-strong no through road development.

Internal accommodation provides kitchen open to breakfast room, utility, living room, conservatory, cloakroom, dining room / bedroom and three further bedrooms (one en suite). There is off road parking and a single garage. The property enjoys energy efficient credentials with photovoltaic panels installed.

The property enjoys a private position to the rear of this edge-of-town development, with the services and amenities in Horncastle within walking distance for most.



ACCOMMODATION

Storm Porch with wood effect obscure double glazed side entrance door with matching side panel, wood effect flooring, radiator, built in storage spaces, loft access hatch and ceiling light. Doors to:

Kitchen having uPVC double glazed windows to front and rear aspects; a good range of storage units to base and wall levels, 1 1/2 bowl sink and drainer inset to roll edge worktop, Bosch double oven and grill, and Siemens induction hob beneath extractor canopy, built in fridge freezer and dishwasher. Tiled floor, ceiling spotlights and power points. Open to:

Breakfast Room with uPVC double glazed window to front aspect; tiled floor, radiator, ceiling light and power points. Door to:



Utility having uPVC double glazed patio door to side aspect; a range of storage units to base and wall level with space and connections for under counter washing machine and dryer. Wall mounted gas fired Vaillant boiler inset to storage unit, tiled floor, radiator, ceiling light and power points.

Dining Room / Bedroom with uPVC double glazed window to rear aspect; wood effect flooring, radiator, ceiling light and power points.

Living Room having uPVC double glazed French doors to side and window to rear aspect; wood effect flooring, radiator, TV point, ceiling light and power points.

Conservatory having uPVC double glazed window to front, side and rear with patio door to front aspect; insulated pitched roof, tiled floor, radiator and power points.

Family Bathroom having uPVC obscure double glazed window to side aspect; panel bath, shower cubicle with board surround, monsoon and regular heads over, pedestal wash hand basin and low level WC. Soft style floor, heater towel rail, tiles to half height to walls plus bath surround, inset ceiling spotlights and shaver socket.

Bedroom with uPVC double glazed window to side aspect; wood effect flooring, built in storage space, radiator, ceiling light and power points. Door to:

En-suite Shower Room with uPVC obscure double glazed window to side aspect; corner shower cubicle with board surround, monsoon head and regular attachment, pedestal wash hand basin and low level WC. Soft style flooring, heated towel rail, ceiling spotlights and shaver socket.

Bedroom with uPVC double glazed bay window to side aspect; built in storage space, wood effect flooring, radiator, ceiling light and power points.

Office / Bedroom with uPVC double glazed window to side aspect; wood effect flooring, radiator, ceiling light and power points.

Cloakroom with uPVC obscure double glazed window to side aspect; low level WC, pedestal wash hand basin, tiled flooring, radiator and ceiling light.





OUTSIDE

The property is situated to the end of a cul de sac on the No Through road development Russell Danby Drive, completed in 2020 by Allison Homes. Approached via a brick paved road to tarmac driveway, leading to **Single Garage** with up and over door, light and power.

Personnel gate secure the rear space, accessed beside the garage, with the paved path continuing across the back and through further gate to the garden. Predominately laid to lawn, this private space offers a brick paved seating area, and is enhanced by slate chipped established plant beds to the border. The boundaries are contained by timber fencing.

East Lindsey District Council – Tax band: C

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, Old Bank Chambers, Horncastle. LN9 5HY.

Tel: 01507 522222;

Email: horncastle@robert-bell.org;

Website: <http://www.robert-bell.org>

Brochure prepared 8.9.2023







Approximate total area⁽¹⁾

1383.65 ft²

128.54 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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