



£175,000

15 Russell Danby Drive, Horncastle, LN9 5FE

NEWTONFALLOWELL



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Horncastle, LN9 5FE
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ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having radiator, built in cupboard, airing cupboard and access to roof space.

LOUNGE

14'10" x 11'9" (4.52m x 3.58m)
(max into bay) Having sealed unit double glazed uPVC box bay window to front elevation, radiator and television aerial connection point.

Newton Fallowell are proud to present this modern detached bungalow in a popular residential location on the outskirts of town. Having accommodation comprising: entrance hall, lounge, fitted kitchen, two bedrooms and bathroom. Outside the property has a driveway providing off-road parking for two cars and an enclosed rear garden. The property benefits from gas central heating, solar panels and double glazing. NO CHAIN



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KITCHEN

12'8" x 10'2" (3.86m x 3.10m)

Having sealed unit double glazed uPVC window and part glazed uPVC door to rear elevation, radiator and tiled floor. Fitted with a range of base & wall units with work surfaces & upstands comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards, integrated dishwasher, space & plumbing for automatic washing machine under. Work surface return with inset gas hob, cupboards & pan drawers under, cupboards, stainless steel splashback & cooker hood over. Further work surface return with cupboard under, cupboard over, tall unit housing integrated electric oven with cupboards under & over and tall unit to side housing integrated fridge and freezer.




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BEDROOM ONE

10'11" x 10'6" (3.33m x 3.20m)

Having sealed unit double glazed uPVC window to rear elevation, radiator and built-in wardrobe.

BEDROOM TWO

10'11" x 8'10" (3.33m x 2.69m)

Having sealed unit double glazed uPVC window to front elevation and radiator.

BATHROOM

6'8" x 6'5" (2.03m x 1.96m)

Having sealed unit double glazed uPVC window to rear elevation, radiator, vinyl flooring and part tiled walls. Fitted with a suite comprising: panelled bath with mixer shower fitting and anti-splash screen over, close coupled WC and pedestal wash hand basin.



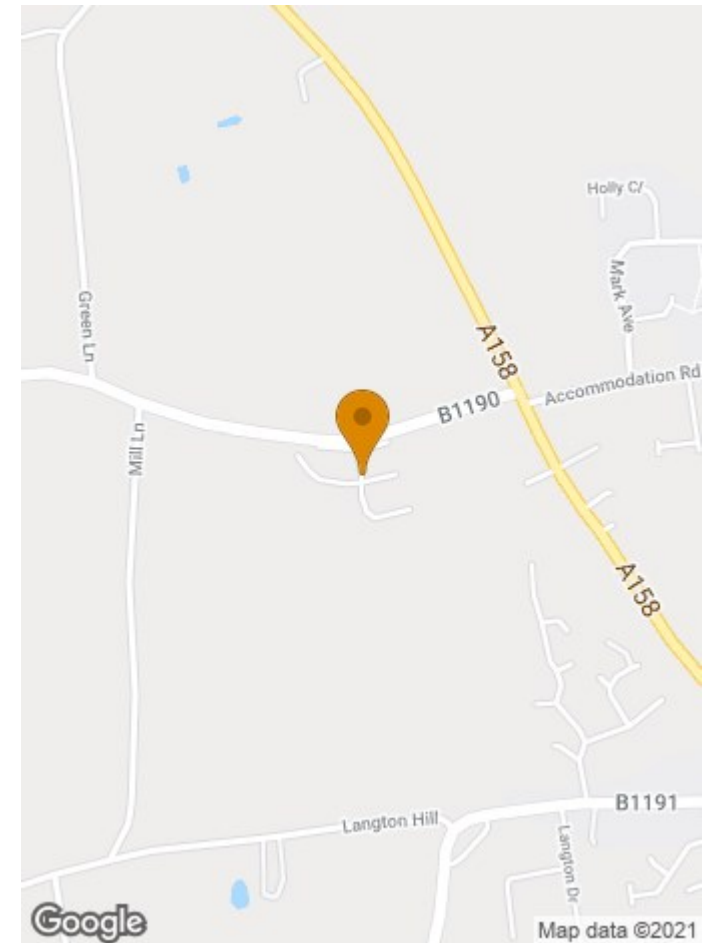


EXTERIOR

To the front of the property there is a lawned garden with a paved footpath leading to the front entrance door. A tarmac driveway provides off-road parking for two cars.

REAR GARDEN

Being enclosed by timber fencing, laid to lawn with paved patio area.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler served by radiators and the property is double glazed. The property also has solar panels. The current council tax is band B.

VIEWING

By appointment with Newton Fallowell - telephone 01507 499488.

AGENT'S NOTES

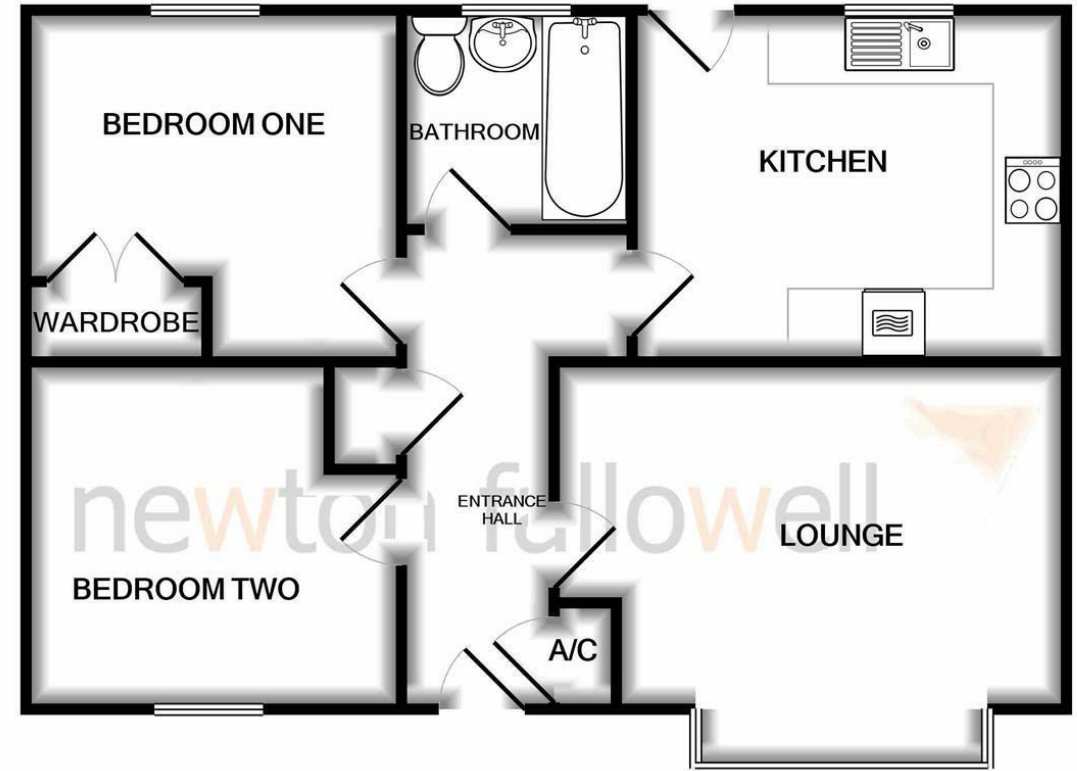
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For more information please call in the office or telephone 01205 353100.



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