

38, Lord Allerton Way

Horncastle, LN9 5FG

BELL







38 Lord Allerton Way is an excellently presented, modern four-bedroom family home situated to a corner position on the popular Langton Rise development by Cyden Homes. With driveway parking, single garage and private, secure garden (which enjoys a Southerly aspect), the property provides flowing ground floor accommodation, with versatile dining through to garden room; plus separate lounge, utility and cloakroom. Above are four bedrooms, including master with en suite, and the family bathroom. The property benefits from the remaining balance of a 10 year warranty.

The well-serviced market town of Horncastle benefits from amenities including supermarkets, doctors surgery, post office, pharmacists, swimming pool and a wealth of other sports facilities plus an extensive range of local, independent shops and eateries. There are also excellent educational facilities including the well-respected Queen Elizabeth's Grammar School at the foot of Langton Hill, well-placed for this development. The country capital of Lincoln and coastal resort of Skegness lie 21 miles West & East respectively, a regular public bus services runs from the town to both locations.

ACCOMMODATION

Hallway
With composite double glazed obscured door to front; light to ceiling. Carpet; radiator. Carpeted stairs to first floor with large cupboard beneath.

Lounge
Having uPVC double glazed window to front, bay window and further window to side. Lights to ceiling, carpet, radiators, multiple power points. Electric fire to stone style surround







Dining Kitchen
Having uPVC double glazed window to front, lights to ceiling. 1 1/2 sink and drainer to wood effect roll edge worktop; excellent range to storage units to base and wall levels. Breakfast bar.

Neff oven and grill, four ring hob beneath extractor canopy. Integrated dishwasher, space and connections for upright fridge-freezer. Radiator, tiled flooring. Open to garden room.

Garden Room
With uPVC double glazed French doors to front, window to side. Light to ceiling, radiator, carpet. Multiple power points.

Utility
Having uPVC double glazed obscured door to rear, light to ceiling. Wall mounted, gas fired ideal boiler. Space and connections for under counter washing machine and dryer. Radiator, wood effect flooring.

Cloakroom
Light to ceiling, low level wc, pedestal sink, tiled flooring, radiator.

Landing
With light to ceiling, carpet, multiple power points. Wood doors to bedrooms.

Bedroom 2
With uPVC double glazed window to side, light to ceiling. Carpet, multiple power points, radiator.

Bedroom 3
Having uPVC double glazed window to front, light to ceiling. Carpet, multiple power points, radiators.

Bathroom
Having uPVC double glazed obscured window to front, light to ceiling. Low level wc, hand wash basin to storage unit. Bath with tiled surround. Wood effect flooring. Heated towel rail.



Bedroom 4
With uPVC double glazed window to front, light to ceiling. Carpet, radiator, multiple power points.

Bedroom 1
Having uPVC double glazed window to side, light to ceiling. Mirror fronted wardrobe storage space. Carpet, radiator, multiple power points.

En Suite
Having uPVC double glazed obscured window, spot lights to ceiling. Low level wc, hand wash basin to storage unit with mirror and shaver socket over. Corner shower cubicle with tiled surround, heated towel rail. Wood effect flooring.

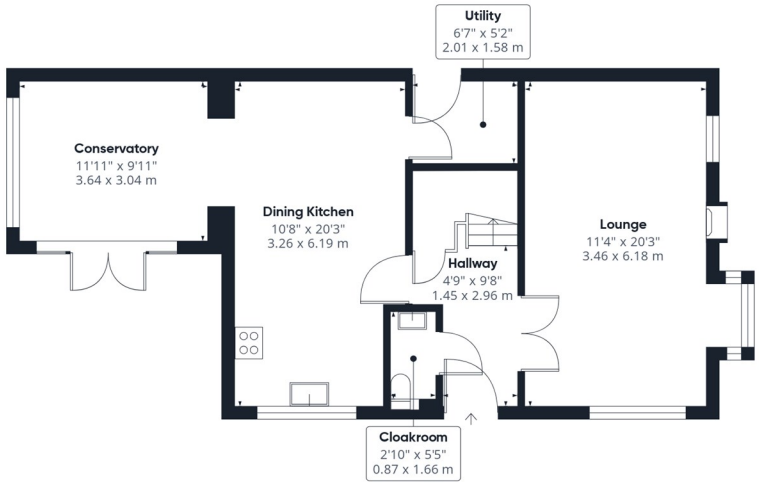
Outside
The property is approached up a brick paved driveway to the side, standing one vehicle and offering access to the single garage. A gate leads through to the lawned garden, contained by brick wall and fencing; with paved path from the side gate and to the seating area before the garden room.

Garage
Single (semi-detached) garage with up and over door; light and power connected.

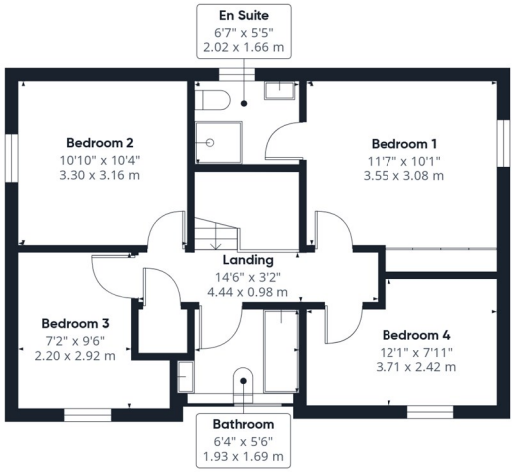




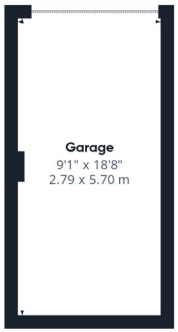




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



BELL

Approximate total area(1)

1438 ft²

133.5 m²

(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.

GIRAFFE360





COUNCIL TAX: – 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 Sales office
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