



**63 Winceby Gardens**  
Horncastle, Lincolnshire. LN9





## 63 Winceby Gardens Horncastle

63 Winceby Gardens is an attractive, three-bedroom, family home located to the edge of this modern development, with views across the neighbouring farmland and a South-facing garden. Well-appointed and benefitting from the balance of a 10 year NHBC warranty, the property enjoys a dining-kitchen stepping through to lounge, plus cloakroom, to the ground floor; with three bedrooms and family bathroom above.

The property is complete with a single garage plus driveway parking, and child and pet friendly, secure, rear garden with lawned and patio space.

### ACCOMMODATION

**Hallway** with composite front entrance door, wood effect flooring, carpeted staircase to first floor, radiator, ceiling light and power points. Door to:

**Dining Kitchen** having uPVC double glazed windows to front and side aspects; modern storage units to base and wall levels, Leisure sink and drainer to roll edge wood effect worktop with space and connections for upright fridge-freezer and under counter washing machine, Beko oven and four ring hob. Wood effect flooring, wall mounted gas fired ideal boiler, radiator, ceiling lights and power points. Door to eaves storage space, door to cloakroom. Open doorway to:

**Lounge** having uPVC double glazed French doors and window to rear aspect; carpeted floor, radiator, TV point, ceiling light and power points.

**Cloakroom** comprising low level WC, wash hand basin to storage unit, wood effect flooring, radiator and ceiling light.

**Bathroom** with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.





**Bedroom** with UPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.

**Bathroom** having uPVC double glazed obscure window to side aspect; bath with shower over, tiled surround, pedestal wash hand basin and low level WC. Wood effect flooring, radiator and ceiling light.

**Bedroom** with uPVC double glazed windows to front aspect; carpeted floor, radiator, ceiling light and power points.

## OUTSIDE

The property is approached up a tarmac driveway, providing off road parking space and access to the Garage with up and over door to front, light and power connected.

The front garden space is laid to lawn with a paved path to the front door, post and rail fence to the side. A gate down the side ensures a child and pet friendly, secure, rear garden, laid to lawn with a wide patio / barbecue / hosting space.

## THE AREA

This Georgian market town provides a full range of services, amenities and schooling; particularly close are a petrol station and convenience store, while the Lincoln to Skegness bus route includes a stop at the end of Winceby Gardens.

**East Lindsey District Council – Tax band: TBC**

**ENERGY PERFORMANCE RATING: tbc**

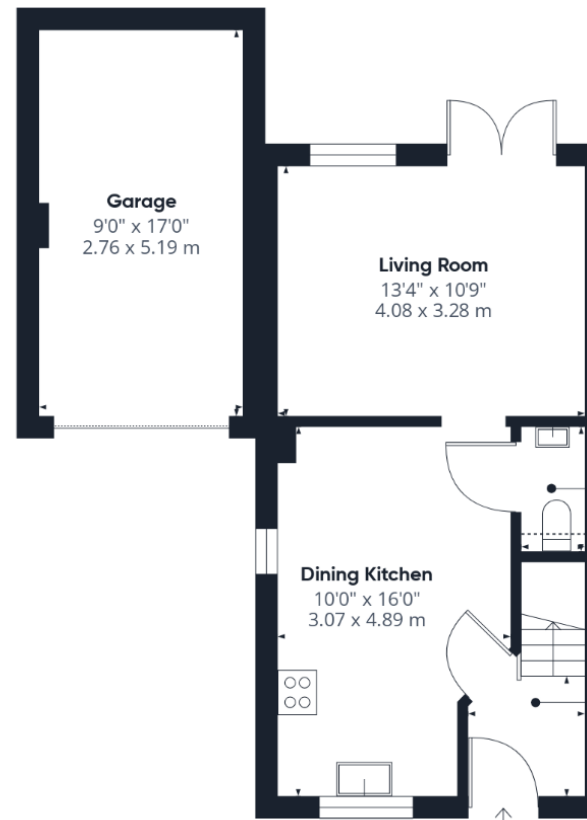
**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Horncastle Office...

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**Approximate total area<sup>(1)</sup>**

842 ft<sup>2</sup>  
78.2 m<sup>2</sup>

**Reduced headroom**

2 ft<sup>2</sup>  
0.2 m<sup>2</sup>

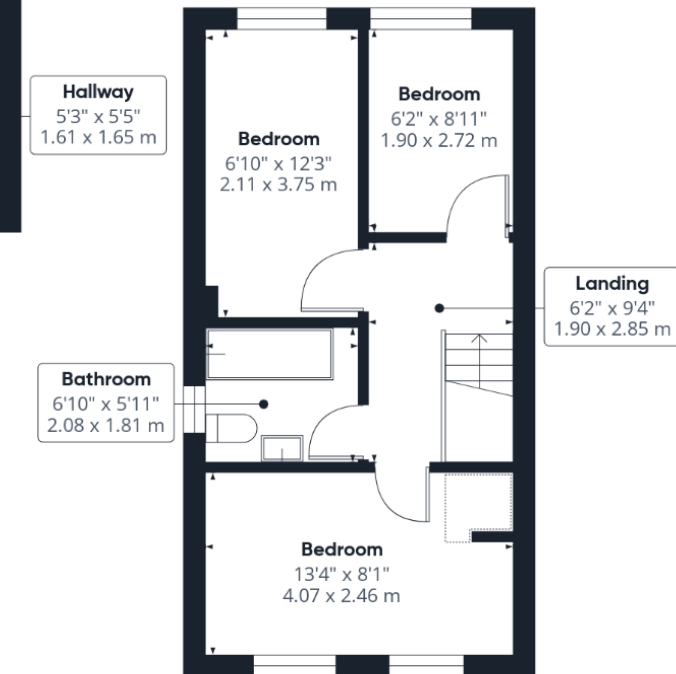
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



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