



**9 Russell Danby Drive**  
Horncastle, Lincolnshire. LN9 5FE





## 9 Russell Danby Drive Horncastle

9 Russell Danby Drive is a modern, edge-of-development, two-bedroom bungalow, offered for sale with the remaining balance of a 10 year NHBC warranty. Enjoying a no-through road position with driveway and garage parking, the property is South-facing to the front, enjoying lawned gardens, and a Summerhouse and patio area at the rear.

Accommodation comprises a bright Lounge to the front, two double bedrooms, dining kitchen and family bathroom.

### ACCOMMODATION

**Hallway** with composite front entrance door, wood effect flooring, loft access hatch, radiator and ceiling light. Doors to accommodation including:

**Lounge** having uPVC double glazed bay window to front aspect; wood effect flooring, radiator, TV point, ceiling light and power points.

**Dining Kitchen** having uPVC double glazed window and door to rear; modern units to base and wall levels, 1 1/2 bowl sink and drainer to roll edge worktop, Bosch oven, hob beneath extractor canopy. Wood effect tiled flooring, radiator, ceiling lights and power points.

**Bathroom** having uPVC double glazed obscure window to rear aspect; panel bath with shower over, pedestal wash hand basin and low level WC. Wood effect flooring, tiles to walls, heated towel rail and ceiling lights.

**Bedroom 1** having uPVC double glazed window to rear aspect; wood effect flooring, built in storage space, radiator, ceiling lights and power points.





**Bedroom 2** having uPVC double glazed window to front aspect; wood effect flooring, built in storage space, radiator, ceiling lights and power points.

### OUTSIDE

The property is approached to the side, with tarmac turnaround space and driveway providing parking, and access to the **Garage** with up and over door to front, lights and power connected.

A paved path leads to the front door, alongside lawned front garden with fenced and hedged boundaries, having southerly and westerly outlooks across neighbouring farmland. Fenced off at the rear is a child and pet friendly, secure, lawned garden with mature flowers, artificial turf and paved seating spaces and a corner, timber **Summerhouse**.

### THE AREA

Horncastle is a Georgian market town located 21 miles from the county city of Lincoln (to the West) & stunning Lincolnshire coastline (to the East); providing a full range of services and amenities including doctors surgery, supermarkets and public transport connections. Attractive walks through neighbouring countryside are easily accessible from Russell Danby Drive.

East Lindsey District Council – Tax band: B

ENERGY PERFORMANCE RATING:

**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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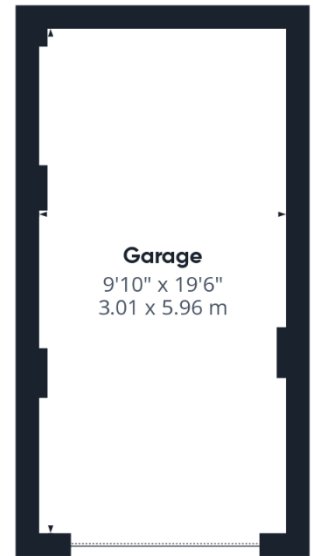
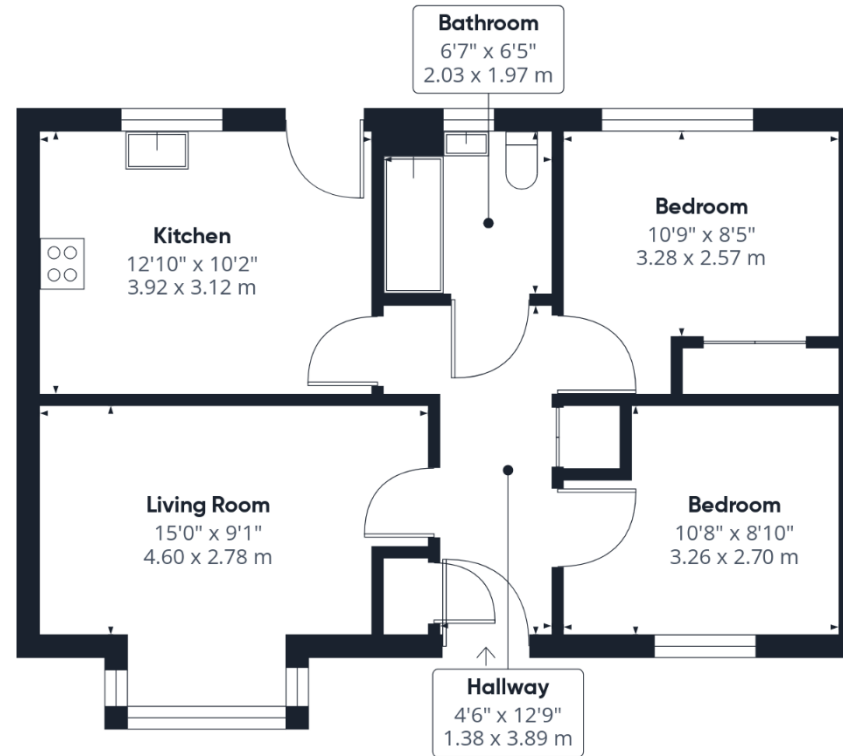




### Approximate total area<sup>(1)</sup>

796 ft<sup>2</sup>

74 m<sup>2</sup>



(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**

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