



5, Hazel Drive
Horncastle, LN9 5BQ

BELL



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5 Hazel Drive is an extremely spacious four-bedroom detached bungalow, occupying a generous plot with large lawned, paved and gravelled garden spaces; a long driveway and single garage. Located to a no-through road in the popular residential area of North-West Horncastle, the property is within convenient distance of the town's full range of services, amenities and public transport links to the city of Lincoln and the East Coast.

Accommodation comprises a long breakfast kitchen, leading through to dining room; generous conservatory to the rear, lounge to the front, four bedrooms including master with en suite shower room and family bathroom.



ACCOMMODATION

Hallway

With double glazed obscure door flanked by matching windows to side, lights to ceiling. Carpet, multiple power points, radiator.

Lounge

With uPVC double glazed window to front, high level windows to side, lights to ceiling and wall. Brick and tile fireplace with tv stand, radiator, multiple power points, carpet.



Dining Room

With uPVC double glazed window to rear, light to ceiling. Carpet, radiator, multiple power points, open arch to kitchen.

Breakfast Kitchen

With uPVC double glazed window to rear and obscure patio door to side. Lights to ceiling. 1 1/2 sink and drainer to roll edge worktop, excellent range of storage units to base and wall levels. Space and connections for oven, upright fridge-freezer, under counter washing machine and further appliance. Tiled flooring, radiator.

Conservatory

With uPVC double glazed windows and patio doors to side and rear. Lights to ceiling and wall, multiple power points, radiator, tiled flooring.

Bathroom

With uPVC double glazed obscure window to side, light to ceiling. Low level wc, pedestal sink; bath with shower over. Tiles to walls, radiator, vinyl flooring.

Bedroom 2

With uPVC double glazed window to front, light to ceiling. Carpet, radiator, multiple power points. Built in wardrobe storage space.

Bedroom 3

With uPVC double glazed window to front, light to ceiling. Carpet, radiator, multiple power points. Built in wardrobe storage space.

Bedroom 1

With uPVC double glazed window to side, light to ceiling. Built in storage units including mirror fronted wardrobes, dressing table, bedside units and wall cupboards. Carpet, radiator, multiple power points.





En Suite

With uPVC double glazed obscure window to rear, light to ceiling. Low level w/c, pedestal sink to corner; corner shower cubicle with tiled surround. Radiator, tiled flooring.

Study / Bedroom 4

With skylight to side, light to ceiling. Carpet, radiator, multiple power points.

Front

The property is approached to the front, up a hardstanding driveway providing space for multiple vehicles and leading to the single, detached garage. The front garden is laid to low maintenance gravel, and faces the afternoon sun.

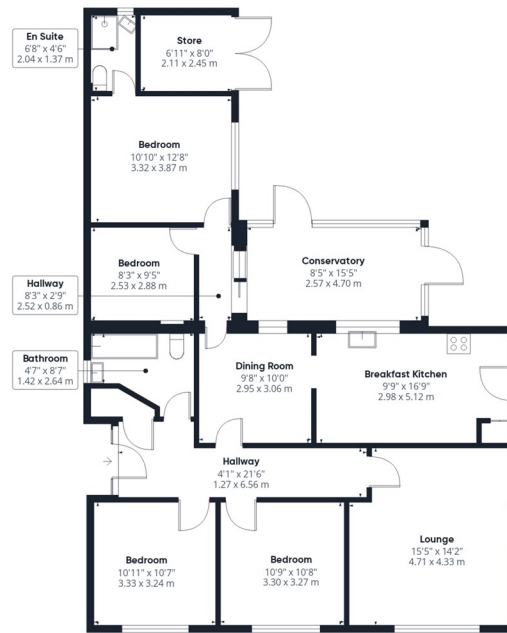
Rear Garden

The rear garden, a child and pet friendly space behind secured with a gate from the drive, is initially paved before stepping down to a generous lawned area, with mature borders. Leading off the patio seating space is a useful outside store with double doors to front.

Garage

With up and over door, power connected.





Ground Floor Building 1

Approximate total area⁽¹⁾

1501 ft²

139.4 m²



Ground Floor Building 2

(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: East Lindsey – Tax band: C

ENERGY PERFORMANCE RATING: D

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.

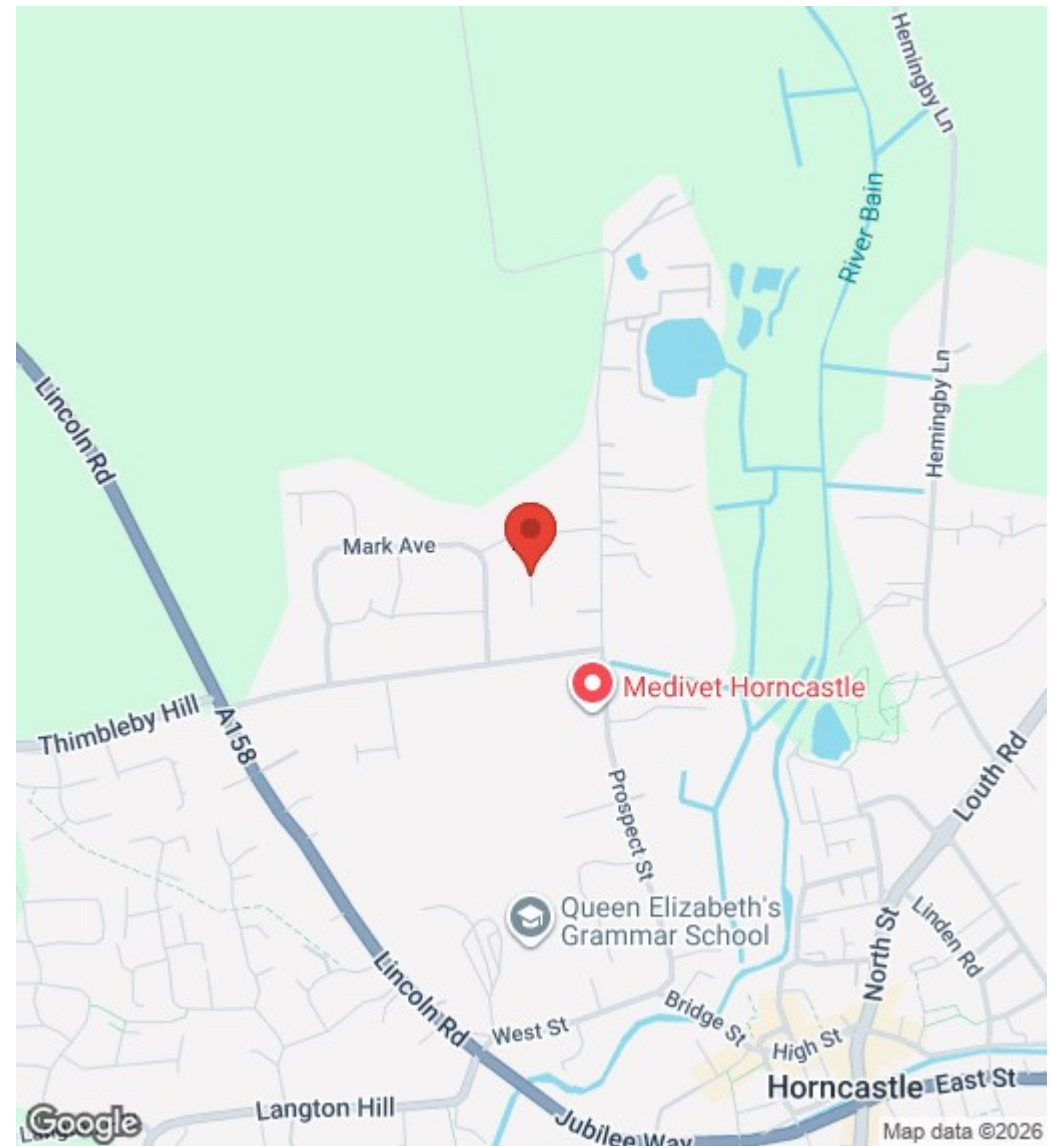
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