



37 Banovallum Gardens
Horncastle, Lincolnshire. LN9

BELL



37 Banovallum Gardens Horncastle

37 Banovallum Gardens is a three-bedroom, semi-detached family home with garage, driveway and garden; located to a popular residential area in the market town of Horncastle. With a large living-dining room, kitchen and entrance hallway to the ground floor, bedrooms and bathroom to the first.

The property is within convenient distance of a full range of services and amenities, including primary and secondary schooling.

ACCOMMODATION

Entrance hallway, to:

Living/Dining Room having uPVC double glazed window to front, French doors to rear aspect; electric fire to oak surround with tiled stand, carpeted floor, radiator, TV point, ceiling light and power points. Wood glazed door to:

Kitchen having uPVC double glazed window to rear, obscured patio door to rear aspect; storage units to base and wall levels, sink and drainer to roll edge worktop with space and connections for cooker, under counter washing machine and upright fridge-freezer. Wood effect flooring, radiator, ceiling lights and power points.

Up carpeted stairs to:

First Floor

Landing with carpeted floor, built in airing cupboard, loft access hatch and ceiling light. Doors to:





Bedroom 1 with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

Bedroom 3 with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.

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

Bedroom 2 with uPVC double glazed window to front aspect; carpeted floor, built in storage spaces, radiator, ceiling light and power points.

OUTSIDE

The front is laid to gravel parking space for multiple vehicles, a small lawned area with flowerbed alongside and a paved path leading to the front door.

The rear, a bright, south-facing space, is initially laid to a paved patio seating space, leading down to the lawn with a stepping stone path to the corner, timber garden shed. Brick and sleeper edger, mature, borders colour this attractive space; which is contained by fencing to ensure a child and pet friendly secure area.

East Lindsey District Council – Tax band: TBC

ENERGY PERFORMANCE RATING:

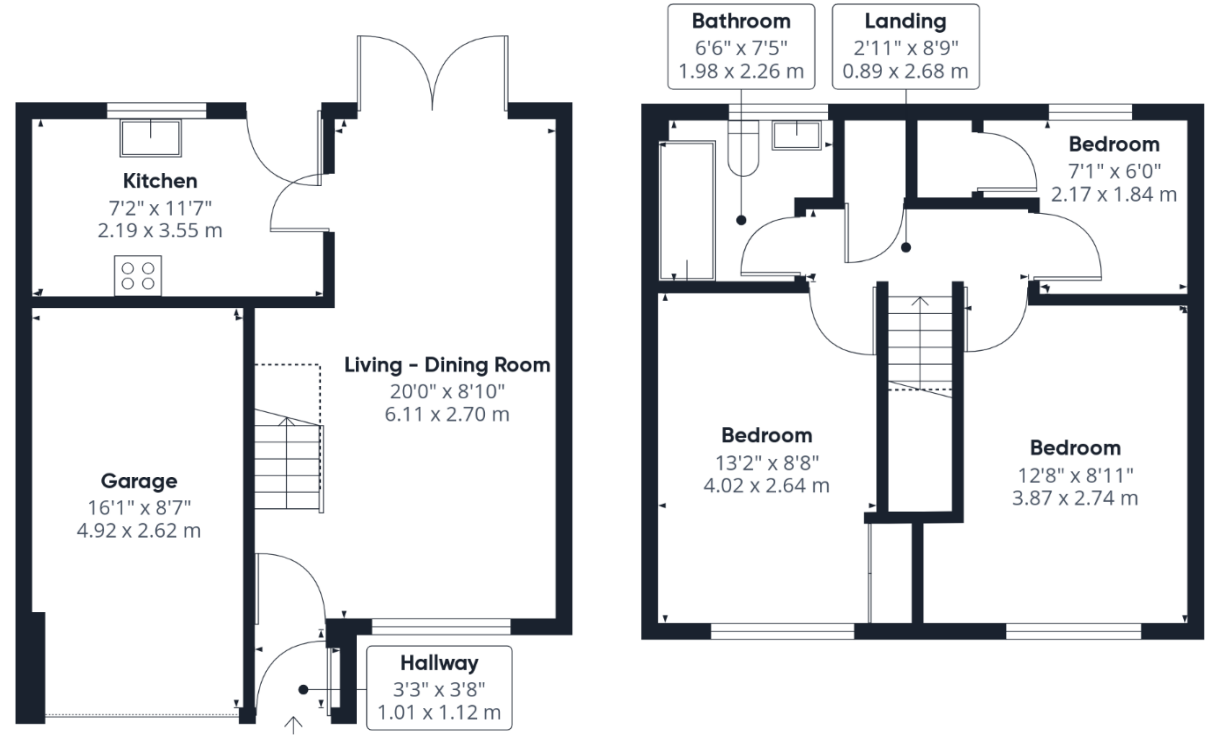
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

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

Old Bank Chambers, Horncastle. LN9 5HY.
Tel: 01507 522222;
Email: horncastle@robert-bell.org;
Website: <http://www.robert-bell.org>

Brochure prepared 21.5.2026





Approximate total area⁽¹⁾

845 ft²

78.3 m²

Reduced headroom

13 ft²

1.2 m²

(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.

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