



**18 Bonnetable Road,
Horncastle, LN9 6RH**

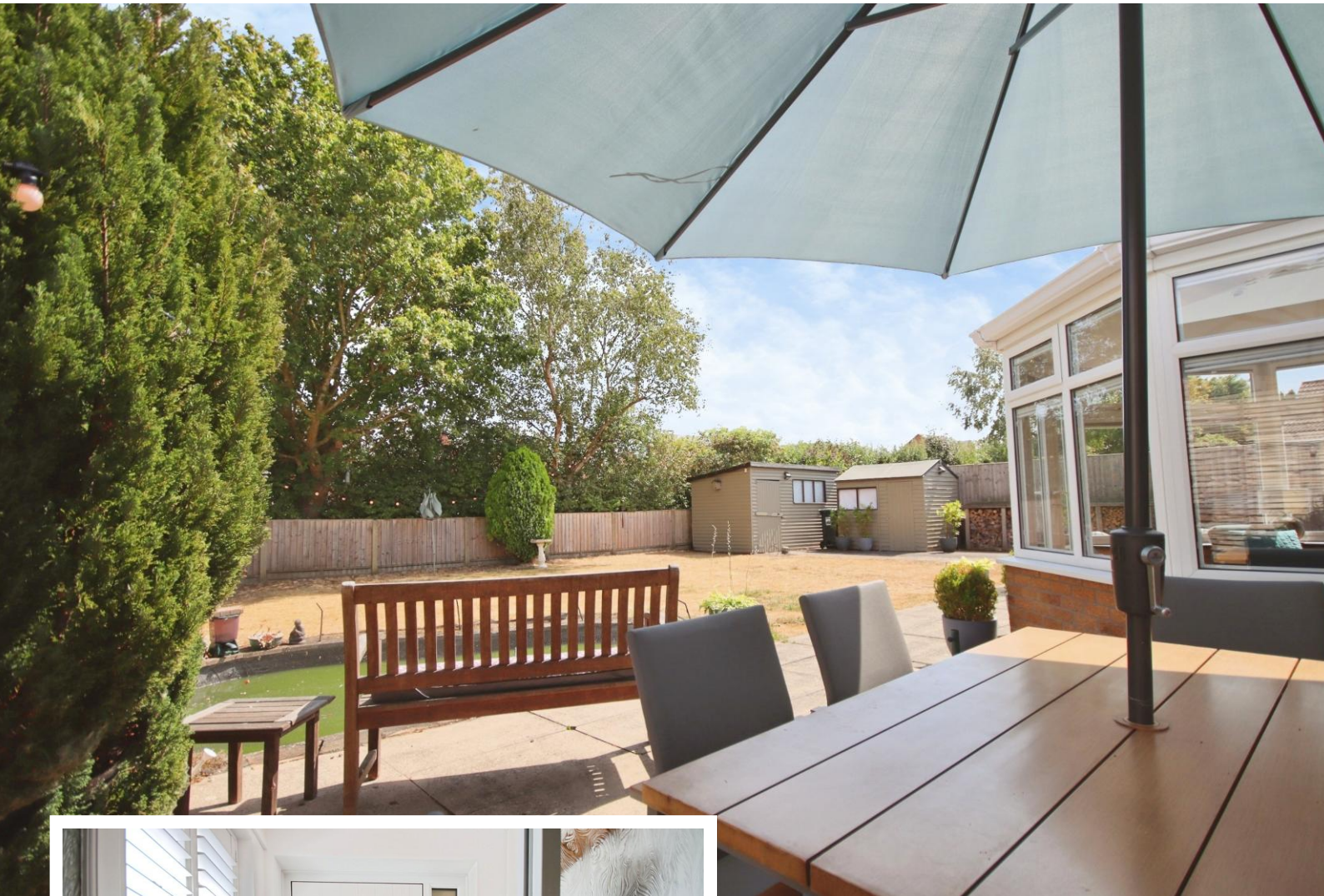


Book a Viewing!

GUIDE PRICE £350,000 to £375,000

A beautifully presented and substantially upgraded three-bedroom detached bungalow, occupying a larger-than-average plot within this popular residential development in Horncastle. Immaculately presented throughout and offering genuine turn-key accommodation, the property has been thoughtfully improved by the current owners, creating a stylish, comfortable and highly versatile home with very little left to do. Among the many recent improvements are a brand-new family bathroom, brand-new en-suite and new Ideal Halo gas combination boiler, which remains under warranty. The property also benefits from engineered oak flooring flowing through much of the principal accommodation, fitted window shutters, a converted and extensively upgraded former garage now providing an excellent third bedroom, and a superb sun room creating a wonderful connection between the home and garden. The accommodation is particularly spacious for a bungalow and offers an impressive level of flexibility, comprising a welcoming porch and hallway, lounge with feature log burner, dining room, sun room, fitted kitchen, separate utility and laundry rooms, three double bedrooms, en-suite and family bathroom. Outside, the property occupies a generous plot with driveway parking for multiple vehicles to both the front and rear, beautifully established front and rear gardens, mature planting and a range of useful outdoor buildings. The rear garden provides several areas for seating and entertaining, together with a decked seating area, patio, lawn, ornamental pond and large sheds.





LOCATION

Situated on Bonnetable Road, the property enjoys a convenient position within the popular market town of Horncastle, offering an excellent balance of town and country living. The town centre is within easy reach, providing a wide selection of independent shops, cafés, tearooms, restaurants, pubs and everyday amenities, alongside local markets and a strong community feel. Families are also well served, with the highly regarded Queen Elizabeth's Grammar School located within the town. Known as the Gateway to the Lincolnshire Wolds, Horncastle is surrounded by beautiful countryside and offers excellent opportunities for walking and outdoor pursuits. The town also provides convenient road links to Lincoln and the east Lincolnshire coast, making it an appealing location for families, commuters and those seeking a quieter market-town lifestyle while retaining easy access to wider amenities.

PORCH

A welcoming entrance porch accessed through a glazed panel door with matching side glazed panel, immediately setting the tone for the quality found throughout the property. Finished with engineered oak flooring, a UPVC double glazed window to the side aspect with fitted shutters, radiator and further glazed internal doorway leading into the main accommodation.



HALLWAY

A spacious inner hallway providing access to two bedrooms, the family bathroom, useful storage and the principal living accommodation. Engineered oak flooring continues through the space, complemented by an internal glazed window which allows natural light to flow into the hallway.

LOUNGE

16' 4" x 11' 9" (4.98m x 3.58m) A cosy yet spacious principal reception room centred around an impressive Clock log burner, set within an exposed brickwork surround with timber mantel. Engineered oak flooring continues through the room, whilst the attractive bay-style window with fitted shutters provides a pleasant outlook and plenty of natural light. The room benefits from a radiator and flows naturally through to the adjoining dining area.



DINING ROOM

9' 7" x 9' 7" (2.92m x 2.92m) A generous additional reception space with ample room for a family dining table, creating a natural connection between the lounge and conservatory. Engineered oak flooring continues, with natural light flooding in from the adjoining sun room and radiator providing warmth.

SUN ROOM

10' 6" max x 9' 7" max (3.2m x 2.92m) A fantastic addition to the property, creating a wonderful connection between the indoor and outdoor spaces. Featuring engineered oak flooring, spotlights, radiator and a full UPVC glazed surround overlooking the garden, with double French doors opening directly onto the patio. An ideal space for relaxing, entertaining or enjoying the garden throughout the year.



KITCHEN

9' 7" x 9' 7" (2.92m x 2.92m) A well-appointed fitted kitchen comprising of a range of wall-mounted and base cupboard units with complementary work surfaces and sink. The kitchen benefits from an integrated dishwasher, electric oven and gas hob with extractor over, space for fridge/freezer, tiled wall splashbacks and UPVC window overlooking the rear garden. Cushioned flooring provides a practical finish.

UTILITY ROOM

A useful separate utility space with worktop, additional cupboard storage, radiator, UPVC window to the rear and a UPVC door providing direct access to the rear garden. The cushioned flooring continues seamlessly from the kitchen.



LAUNDRY ROOM

A particularly useful additional room with space and plumbing for both washing machine and tumble dryer, further worktop and cupboard storage. The room houses the new Ideal Halo gas combination boiler (still under warranty), together with additional space for a fridge/freezer and a frosted UPVC window.



BEDROOM 1

11' 8" x 10' 10" (3.56m x 3.3m) A spacious principal double bedroom benefiting from built-in wardrobe storage, large UPVC double glazed window with fitted shutters and radiator. The room also enjoys direct access to the newly fitted en-suite.

EN-SUITE

A brand-new contemporary en-suite fitted with a spacious shower, Mermaid-style wall tiling, vanity wash hand basin with storage, illuminated LED mirror, WC and radiator. Finished with cushioned flooring and frosted UPVC window.

BEDROOM 2

12' 7" x 9' (3.84m x 2.74m) A further generous double bedroom with UPVC double glazed window overlooking the rear garden, fitted shutters and radiator.

BEDROOM 3

9' 2" x 8' 2" (2.79m x 2.49m) A further spacious double bedroom with large UPVC double glazed window to the front aspect, fitted shutters and radiator. Offering excellent flexibility as a guest bedroom, home office or additional reception space if required. This room was formerly the property's garage and has been comprehensively converted, including new electrical wiring.



FAMILY BATHROOM

A brand-new, beautifully appointed family bathroom comprising of a bath with hot and cold taps and shower over, vanity wash hand basin with storage, illuminated LED mirror and WC. Finished with contemporary Mermaid-style wall tiling, cushioned flooring, upright chrome heated towel radiator, frosted UPVC window and a spacious airing cupboard with radiator.



OUTSIDE

One of the property's standout features is its generous plot, which is notably larger than average for the development.

To the front is a spacious garden predominantly laid to lawn, complemented by mature shrubs and an attractive cherry tree which provides a degree of screening from the road. A paved pathway leads to the welcoming entrance porch, whilst secure gates provide access through to the rear garden. There is driveway parking for multiple vehicles to the front, with provision to install an electric vehicle charging point. The driveway continues to the rear, providing additional secure parking and excellent flexibility for multiple vehicles.



The rear garden is a superb feature of the property, being spacious, securely enclosed and beautifully established, with mature planting providing a good degree of privacy. The garden offers a variety of seating and entertaining areas, including a decked seating area and generous patio space ideal for family dining. A tranquil ornamental pond with pump provides an attractive focal point, whilst the sun room opens directly onto the patio, creating a fantastic connection between the indoor and outdoor living spaces.

The remainder of the garden is predominantly laid to lawn.



There are also two large outdoor sheds, one benefiting from lighting and power, together with a dedicated log store, external power socket and outside tap.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - East Lindsey District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Mundys.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](https://www.mundys.net)

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

<https://www.mundys.net/referrals/>

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

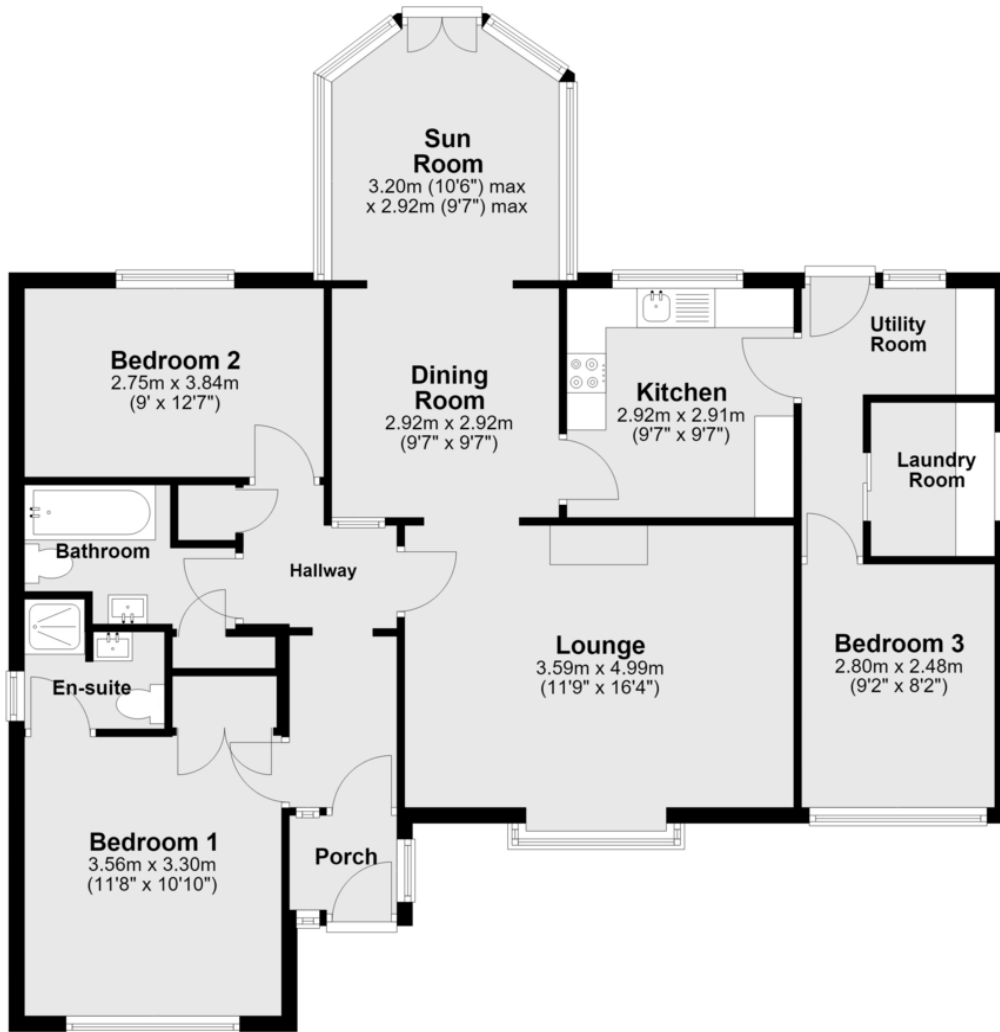
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



Approx. 103.2 sq. metres (1110.3 sq. feet)



29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

