



25 College Park, Horncastle, LN9 6RE



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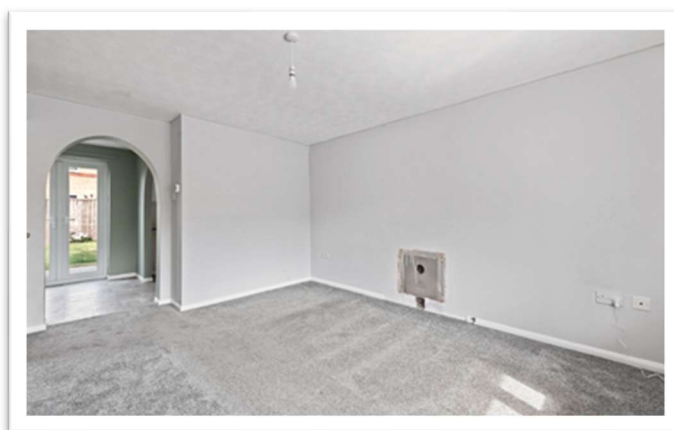
Freehold

£147,000



## Key Features

- Semi-detached house
- Two bedrooms
- Lounge & dining kitchen
- Bathroom
- Off-road parking to front
- Enclosed rear garden
- EPC rating D





A semi-detached house at the end of a cul-de-sac in a popular residential location and ideal for first time or investment buyers. Having accommodation comprising: entrance lobby, lounge and dining kitchen to ground floor. Two bedrooms and bathroom to first floor. Outside the property has a driveway providing off-road parking and an enclosed garden to the rear. The property benefits from gas central heating and double glazing. NO CHAIN

### ACCOMMODATION

Part glazed side entrance door with canopy over through to an entrance lobby with a door to the:

### FIRST FLOOR LANDING

Having access to roof space.



### LOUNGE

3.98m x 4.12m (13'1" x 13'6")

Having box bow window to front elevation, radiator and staircase rising to first floor. Archway to the:

### BEDROOM ONE

3.30m x 4.00m (10'10" x 13'1")

Having two windows to front elevation, radiator and built-in airing cupboard.

### DINING KITCHEN

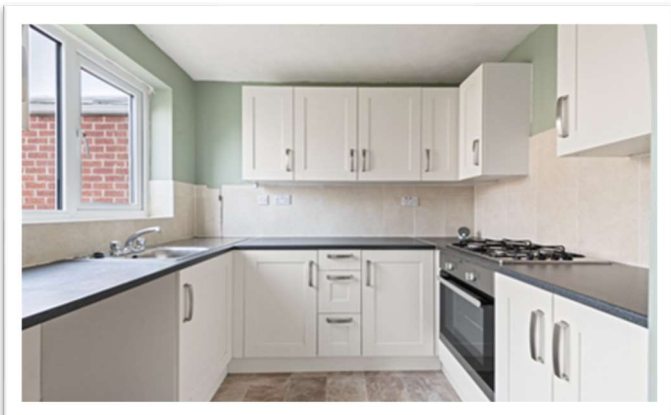
1.99m x 3.98m (6'6" x 13'1")

Having window & french doors to rear elevation, radiator and wood effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboard, space & plumbing for automatic washing machine under. Work surface return with cupboards & drawers under, cupboards over. Further work surface return with inset gas hob, integrated electric oven & cupboards under, cupboard over.

### BEDROOM TWO

2.09m x 3.37m (6'11" x 11'1")

Having window to rear elevation and radiator.



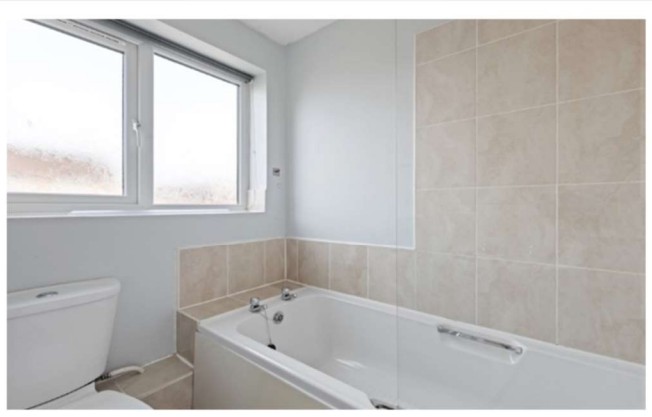
### BATHROOM

1.84m x 1.90m (6'0" x 6'2")

Having window to rear elevation, radiator, tiled splashbacks, panelled bath with shower fitting & anti-splash screen over, close coupled WC and hand basin.



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## EXTERIOR

To the front of the property there is a lawned garden. A driveway to the side provides off-road parking and there is gated access to the:

## REAR GARDEN

Being enclosed and laid to lawn with a paved patio area and garden shed.

## SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band B.

## VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

## AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

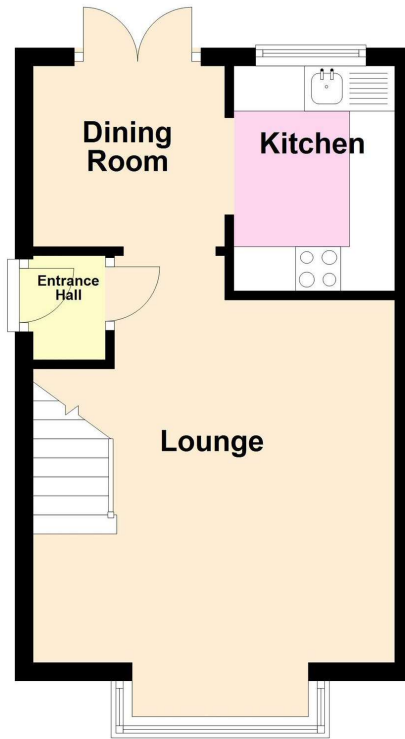
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# Floorplan

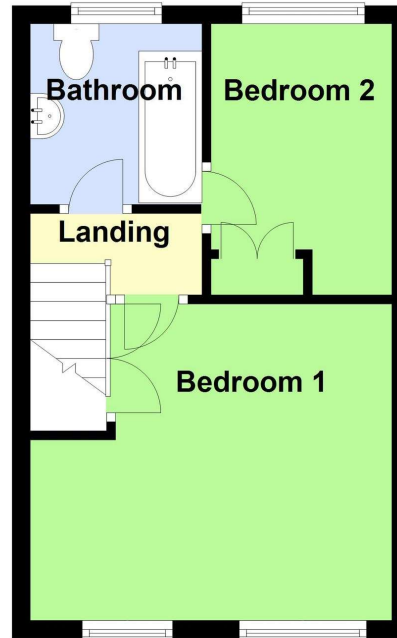
## Ground Floor

Approx. 27.0 sq. metres (290.8 sq. feet)



## First Floor

Approx. 26.4 sq. metres (284.6 sq. feet)



Total area: approx. 53.5 sq. metres (575.4 sq. feet)



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Newton Fallowell Spilsby

01790 755222

spilsby@newtonfallowell.co.uk