



30 St Lawrence Street, Horncastle, LN9 5DN

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Freehold

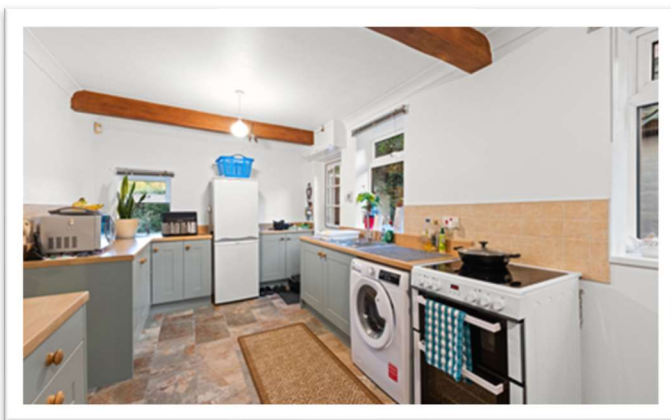
£160,000



Key Features

- End terrace house
- Two double bedrooms
- Lounge & dining room
- Re-fitted kitchen
- Side garden & enclosed rear courtyard
- Gas central heating
- Double glazing
- EPC rating E





An end-terrace house within walking distance to Horncastle Town Centre. Recently improved and having a new roof, re-fitted kitchen, new carpets & decoration. Having accommodation comprising: lounge, dining room & kitchen to ground floor. Two double bedrooms and bathroom to first floor. Outside the property has a lawned side garden and an enclosed courtyard to the rear. The current owners rent a garage nearby and this could easily be transferred to the new owners if required. The property benefits from gas central heating and double glazing.

ACCOMMODATION

Part glazed front entrance door through to the:

LOUNGE

3.28m x 3.98m (10'10" x 13'1")

Having window to front elevation, coved ceiling, radiator and fireplace with tiled back & hearth, inset electric fire and wooden surround.

DINING ROOM

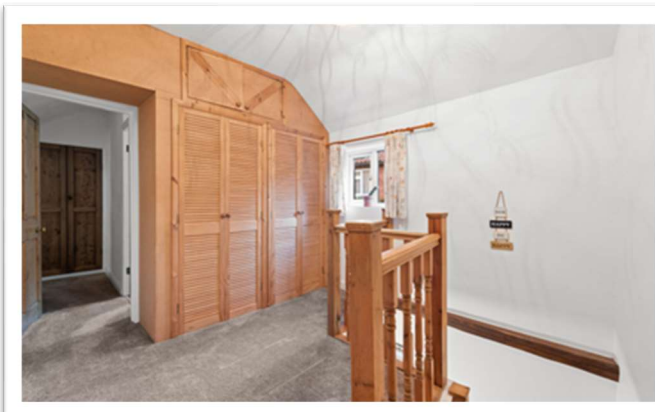
3.28m x 3.98m (10'10" x 13'1")

Having windows to front & side elevations, feature beams to ceiling, radiator, wood effect flooring and fireplace recess with inset electric wood burner effect fire.

KITCHEN

2.72m x 6.6m (8'11" x 21'8")

Having two windows & part glazed stable style door to rear elevation, further window to side elevation, coved ceiling with feature beams, radiator, tile effect flooring and staircase rising to first floor. Fitted with a range of units with work surfaces, upstands & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under, space for electric cooker to side. Further work surface with cupboards under & space for upright fridge/freezer. Further work surface return with cupboards under. Further work surface with cupboards, drawers & space for tumble dryer under, cupboards over and tall larder style unit to side.



FIRST FLOOR LANDING

Having window to rear elevation, built-in storage cupboards and built-in airing cupboard housing gas fired boiler providing for both domestic hot water & heating.

BEDROOM ONE

3.31m x 3.58m (10'11" x 11'8")

Having window to front elevation and radiator.

BEDROOM TWO

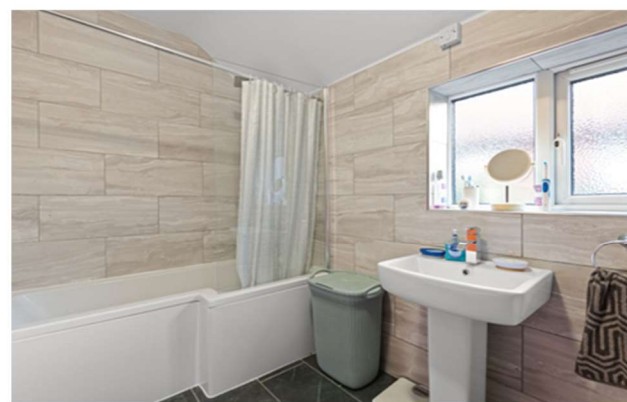
3.29m x 3.58m (10'10" x 11'8")

Having window to front elevation and radiator.

BATHROOM

1.83m x 3.03m (6'0" x 9'11")

Having window to rear elevation, radiator incorporating heated towel rail, tile effect flooring and part tiled walls. Fitted with a suite comprising: shaped bath with shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.



EXTERIOR

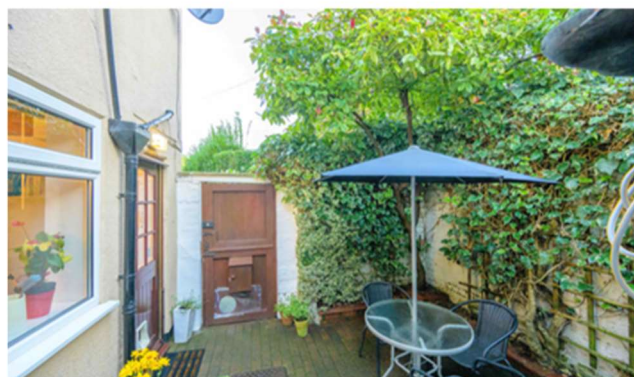
To the side of the property there is a lawned garden with borders and a block paved footpath. To the rear of the property there is an enclosed block paved courtyard with raised planters and a brick-built store. The vendor informs us that they rent a garage on Prospect Street for £28pcm and that this could be easily transferred to the new owners of the property.

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 A. We are advised that the property has a new roof approximately two years ago.

VIEWING

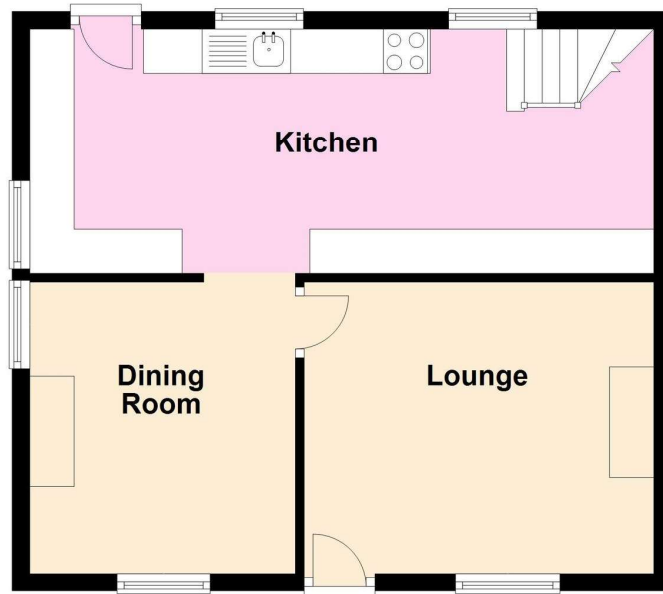
By appointment with Newton Fallowell - telephone 01790 755222.



Floorplan

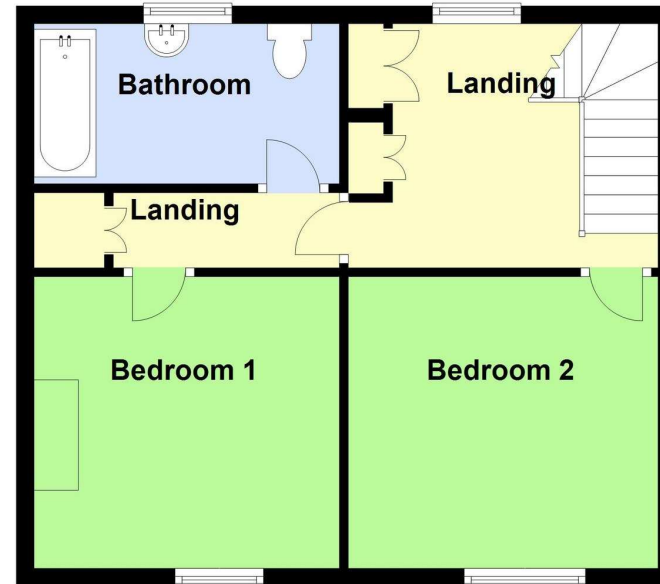
Ground Floor

Approx. 43.5 sq. metres (468.2 sq. feet)



First Floor

Approx. 43.5 sq. metres (468.2 sq. feet)



Total area: approx. 87.0 sq. metres (936.4 sq. feet)



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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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