



26 Albert Street, Horncastle, LN9 6AJ



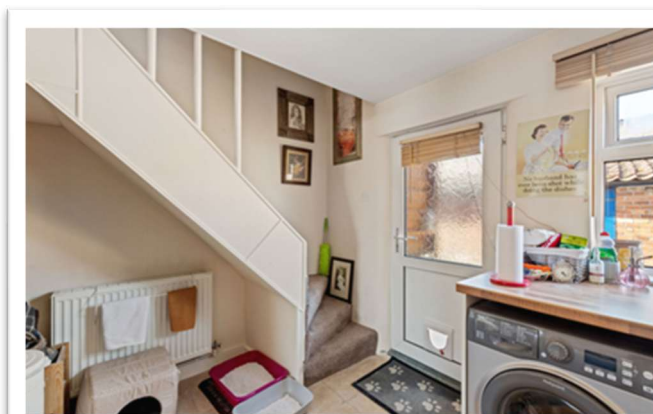
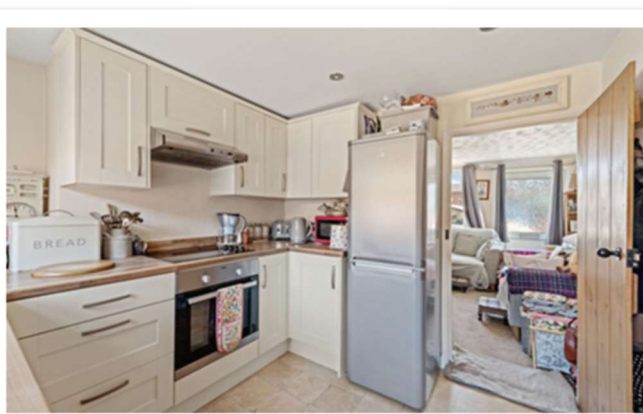
Freehold

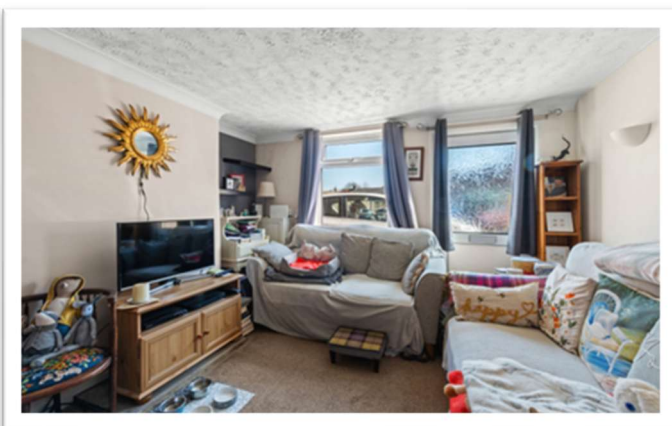
£98,500



Key Features

- End terrace house
- One bedroom
- Lounge & kitchen
- Bathroom
- Off-road parking to front
- Outbuilding to rear
- EPC rating D





An end-terrace house in a quiet lane in the sought after market town of Horncastle. Having accommodation comprising: kitchen and lounge to ground floor. Bedroom and bathroom to first floor. Outside the property has off-road parking to the front and a brick built outbuilding to the rear. The property benefits from gas central heating and double glazing.

ACCOMMODATION

Part glazed rear entrance door through to the:

KITCHEN

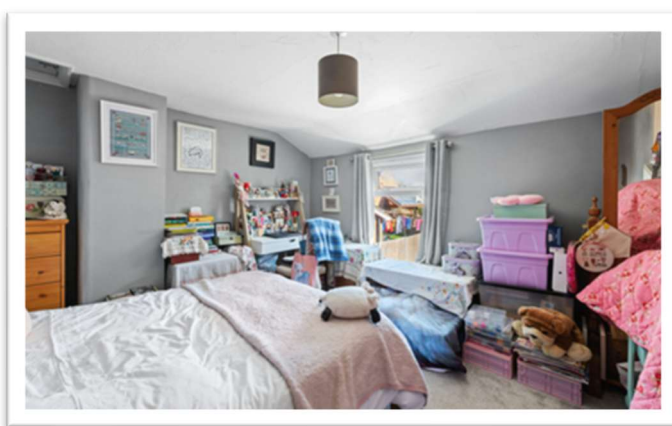
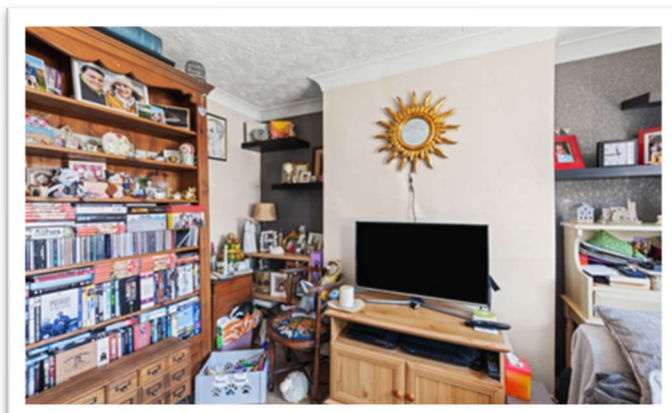
3.68m x 2.75m (12'1" x 9'0")

Having window to rear elevation, inset ceiling spotlights, radiator, tile effect flooring and staircase rising to first floor. Fitted with a range of base & wall units with work surfaces & upstands comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboard, space & plumbing for automatic washing machine under. Work surface return with inset electric hob, integrated electric oven, cupboard & drawers under, cupboards & extractor over. Further work surface return with cupboard under, cupboards over and space for upright fridge/freezer to side.

LOUNGE

3.64m x 3.34m (11'11" x 11'0")

Having window & part glazed door to front elevation, coved & textured ceiling, radiator and wall light points.



LANDING

BEDROOM

3.64m x 3.36m (11'11" x 11'0")

Having window to front elevation and radiator.

BATHROOM

2.89m x 2.79m (9'6" x 9'2")

Having window to rear elevation, inset ceiling spotlights, radiator, wood effect flooring, tiled splashbacks, shaped bath with mixer tap & hand held shower attachment, close coupled WC and pedestal hand basin.

EXTERIOR

To the front of the property there is a concrete area which provides off-road parking. To the rear of the property there is a brick built outbuilding with light & power and a further outbuilding.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler (replaced in 2024) serving radiators and the property is double glazed. The current council tax is band A.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

AGENT'S NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.





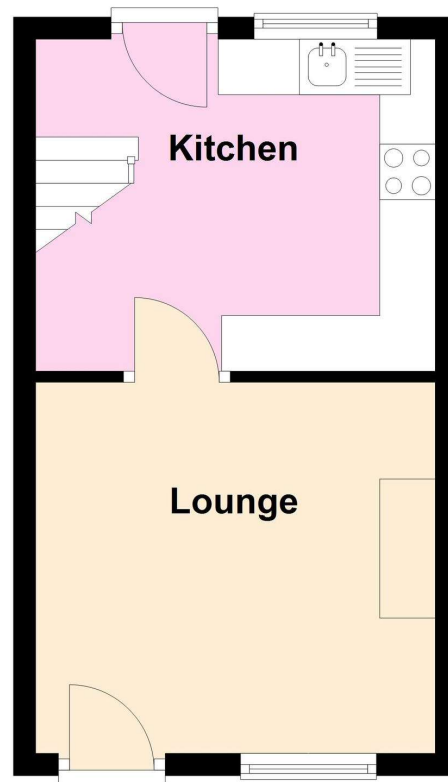
 **NEWTON
FALLOWELL**



Floorplan

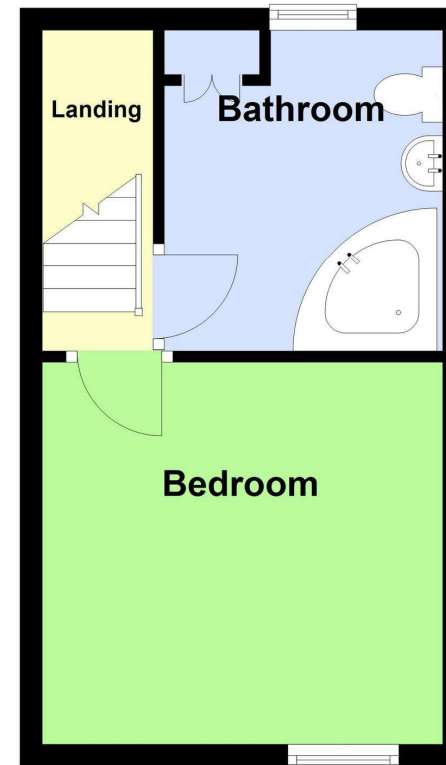
Ground Floor

Approx. 23.2 sq. metres (249.5 sq. feet)



First Floor

Approx. 23.2 sq. metres (250.2 sq. feet)



Total area: approx. 46.4 sq. metres (499.7 sq. feet)



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