



2 Watsons Yard, West Street, Horncastle, LN9 5JG



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Freehold

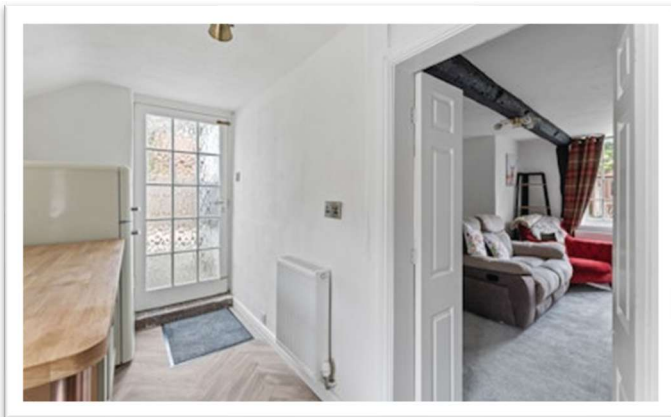
£175,000



Key Features

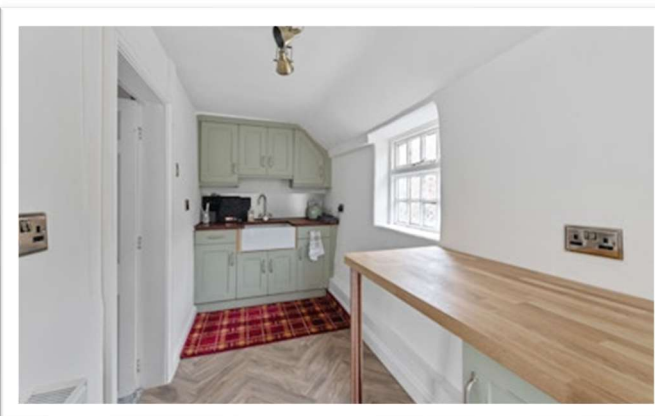
- Semi-detached cottage
- Two bedrooms
- Lounge & kitchen
- Re-fitted shower room
- Front garden & enclosed courtyard
- New gas central heating
- In conservation area
- EPC rating TBC





A semi-detached period cottage dating back to the 18th century and in the grounds of the former Watson's Infants School which lasted from 1786 to 1918. The property is in a conservation area and has accommodation full of charm & character. The property has been sympathetically updated recently and has a re-fitted shower room and new gas fired central heating. The interior plaster has been removed and redone in lime plaster painted with clay paint in-keeping with the character of the property.

Having accommodation comprising: lobby, lounge, kitchen and shower room to ground floor. Two bedrooms to first floor. Outside the property has a front garden and an enclosed side courtyard.



ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE LOBBY

With door to the shower room and further door to the:

LOUNGE

4.6m x 4.17m (15'1" x 13'8")

Having window to front elevation, feature beams, radiator, door to staircase rising to first floor and fireplace recess with gas wood burner effect fire.

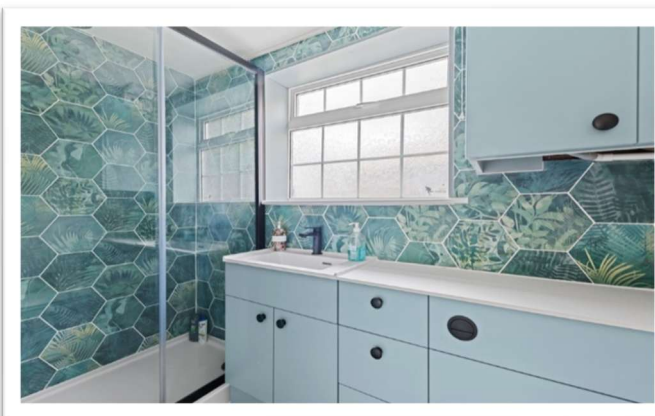
KITCHEN

4.75m x 1.57m (15'7" x 5'2")

Having window to rear elevation, small pane glazed door to side elevation, radiator and wood effect flooring. Work surface with inset belfast style sink & mixer tap, cupboards & drawers under, cupboards over. Further work surface with cupboard & appliance space under, space for upright fridge/freezer to side.

SHOWER ROOM

Having window to side elevation, extractor, part tiled walls, shower enclosure with mixer shower fitting, hand basin inset to vanity unit with cupboard & drawers under, WC with concealed cistern and cupboard over housing gas fired boiler providing for both domestic hot water & heating.



FIRST FLOOR LANDING

Having window to side elevation.

BEDROOM ONE

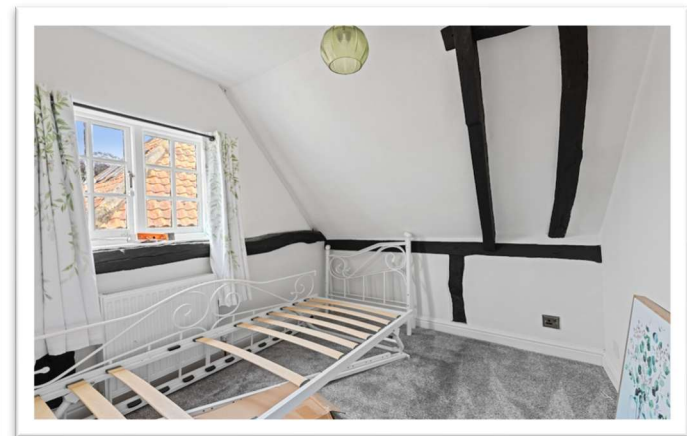
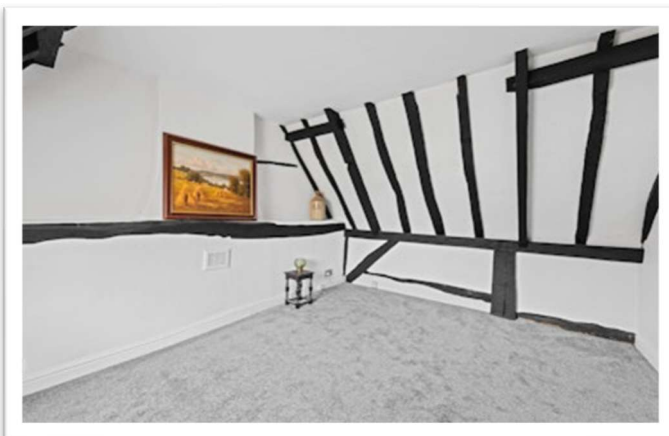
4.27m x 3.43m (14'0" x 11'4")

Having dormer style window to front elevation, feature beams and radiator.

BEDROOM TWO

3.05m x 2.29m (10'0" x 7'6")

Having window to side elevation, feature beams and radiator.



EXTERIOR

To the front of the property there is a gravelled garden with box hedging. Gated access leads to an enclosed side courtyard.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators. 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.



Floorplan

Ground Floor

Approx. 33.9 sq. metres (365.1 sq. feet)



First Floor

Approx. 26.5 sq. metres (285.6 sq. feet)



Total area: approx. 60.4 sq. metres (650.6 sq. feet)



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