



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



Freehold

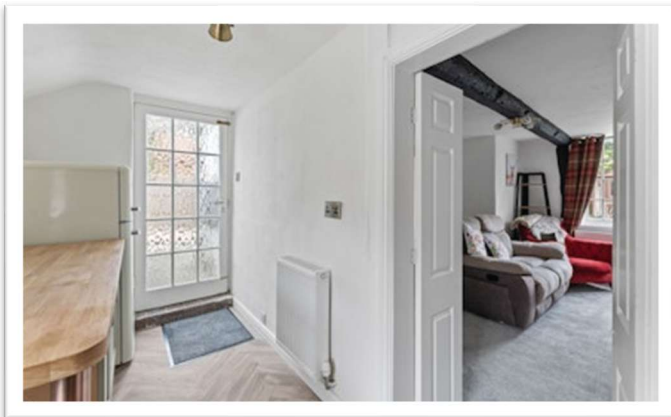
£175,000



Key Features

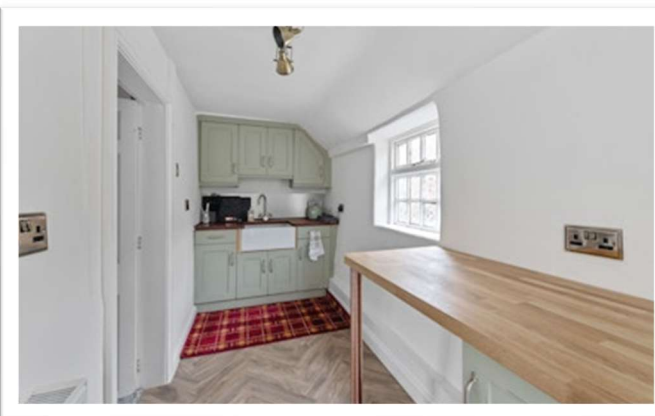
- Semi-detached cottage
- Two bedrooms
- Lounge & kitchen
- Re-fitted shower room
- Front garden & enclosed courtyard
- New gas central heating
- In conservation area
- EPC rating E





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.

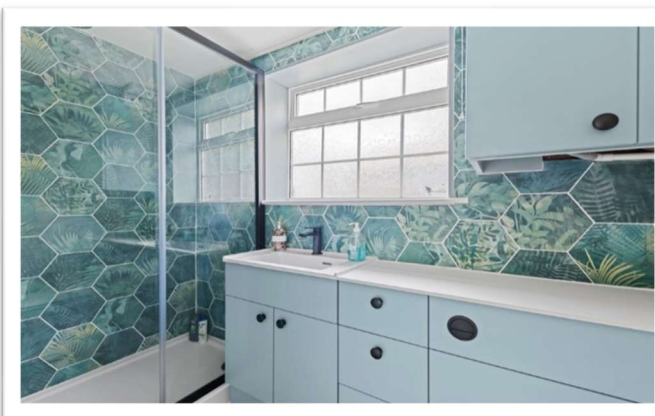
KITCHEN

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

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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)



Newton Fallowell Spilsby

01790 755222

spilsby@newtonfallowell.co.uk