



118 Foundry Street, Horncastle, LN9 6AF

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Freehold

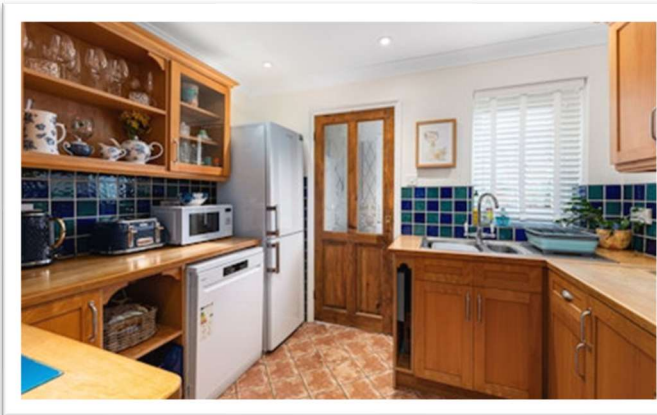
£125,000



Key Features

- Mid terrace house
- Two bedrooms
- Lounge & dining room
- Kitchen, utility & bathroom
- Enclosed rear garden
- Gas central heating & double glazing
- NEW GAS BOILER
- EPC rating C





A well-presented mid-terrace home situated in a popular residential area of the historic market town of Horncastle.

The ground floor offers a comfortable lounge, dining room, fitted kitchen, rear entrance utility and bathroom, with two bedrooms to the first floor.

Outside, the property enjoys a private enclosed rear garden, ideal for relaxing or entertaining. Further benefits include gas central heating with a recently installed new boiler and double glazing throughout.



ACCOMMODATION

Part glazed front entrance door through to the:

LOUNGE

3.56m x 2.96m (11'8" x 9'8")

Having window to front elevation, coved ceiling, radiator, uplighters and feature brick-built fireplace. Archway through to the:

DINING ROOM

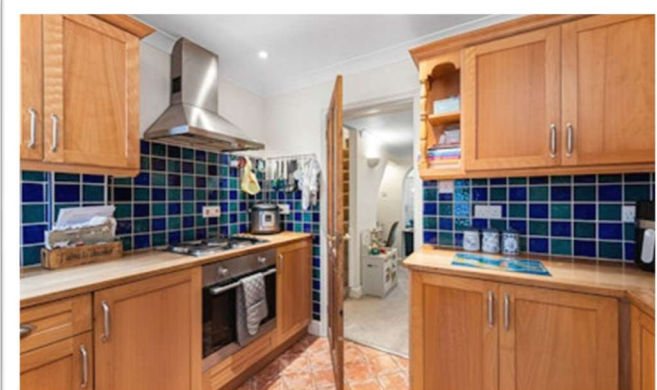
3.53m x 2.52m (11'7" x 8'4")

(max) Having coved ceiling, radiator, uplighters, staircase rising to first floor and understairs storage cupboard.

KITCHEN

3m x 2.53m (9'10" x 8'4")

Having window to rear elevation, coved ceiling with inset ceiling spotlights and tiled floor. Fitted with a range of base & wall units with wood work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards & tray recess under. Work surface return with inset electric hob, integrated electric oven, cupboards & drawer under, cupboards & stainless steel extractor over. Further work surface with cupboards under, cupboards & open-ended shelving over. Work surface return with cupboard, shelving and space for dishwasher under, glazed display units & shelving over. Space for upright fridge/freezer to side.



REAR ENTRANCE UTILITY

1.74m x 1.12m (5'8" x 3'8")

Having part glazed door to side elevation, tiled floor, space & plumbing for automatic washing machine.

BATHROOM

2.46m x 1.8m (8'1" x 5'11")

Having window to rear elevation, coved ceiling with inset ceiling spotlights, tiled floor, tiled splashbacks and extractor. Fitted with a suite comprising: panelled bath with electric shower fitting & anti-splash screen over, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.

FIRST FLOOR LANDING

BEDROOM ONE

3.59m x 2.91m (11'10" x 9'6")

Having window to front elevation and radiator.

BEDROOM TWO

2.74m x 2.23m (9'0" x 7'4")

Having window to rear elevation, radiator and built-in wardrobe.



 **NEWTONFALLOWELL**



EXTERIOR

To the front of the property there is a small enclosed garden. To the rear of the property there is a courtyard area leading to a lawned garden giving access to a paved area.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a recently installed gas fired boiler with a 10 year guarantee serving radiators. The property is double glazed and the current council tax is band A.

VIEWING

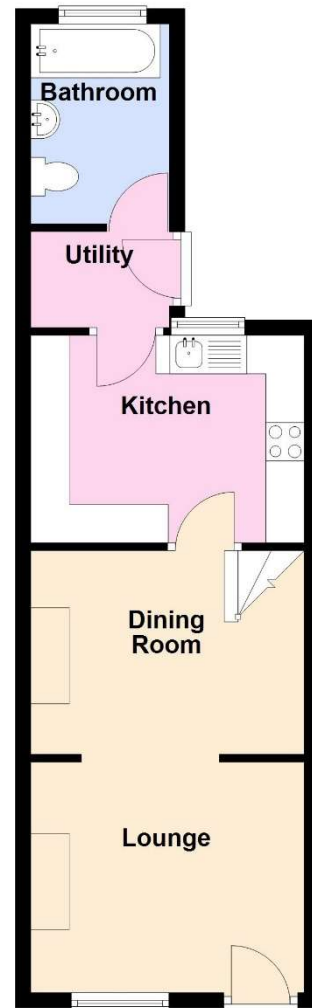
By appointment with Newton Fallowell - telephone 01790 755222.



Floorplan

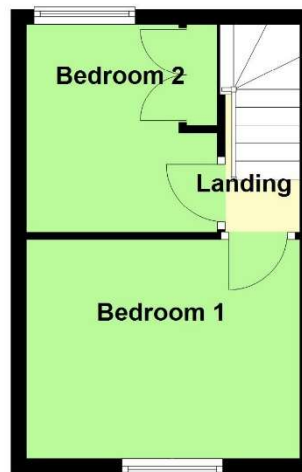
Ground Floor

Approx. 37.6 sq. metres (405.2 sq. feet)



First Floor

Approx. 20.4 sq. metres (219.7 sq. feet)



Total area: approx. 58.1 sq. metres (624.9 sq. feet)



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