



71 West Street, Horncastle, LN9 5AF



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Freehold

£160,000



Key Features

- Modern town house
- Three Bedrooms
- Kitchen and Lounge
- Bathroom and W.C.
- Enclosed rear garden
- Allocated parking
- EPC rating D





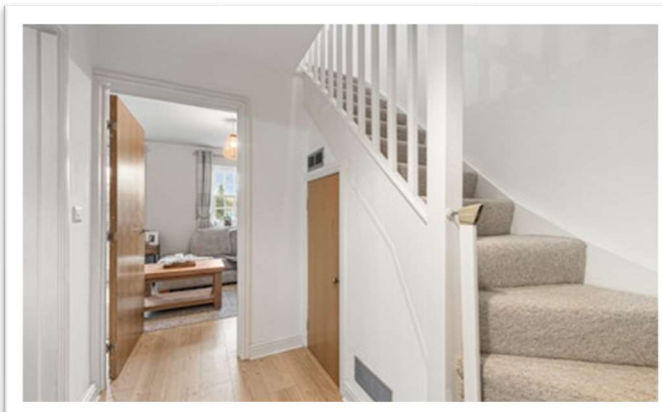
Situated in a desirable pocket of the historical market town of Horncastle the property is well served with nearby shops, schools and countryside and riverside walks. The property is well finished throughout, and it is fair to say that it offers a 'turnkey' opportunity for the next owners. Originally built around 15 years ago the property was tastefully completed with sliding sash style double glazed windows and stone style exterior windowsills.

The accommodation briefly comprises an inviting entrance hall, a comfortable lounge with doors to the garden and a cottage style kitchen perfect for everyday living. A convenient cloakroom completes the ground floor. Upstairs there are three bedrooms and a family bathroom.



Outside, the property benefits from an enclosed rear garden offering a great private outdoor space, along with private allocated parking.

A wonderful property in a wonderful location. This property really is a great opportunity for the prospective buyer to secure a home of the highest quality in a great location.



 **NEWTONFALLOWELL**

EXTERIOR

To the front of the property there is a stoned area with steps leading to the front entrance door.

REAR GARDEN

Being fully enclosed with a rear gate providing access to the parking. The garden is mostly laid to patio and stone providing a low maintenance private outdoor space.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an electric fired boiler serving radiators. The property is double glazed and the current council tax is band A.

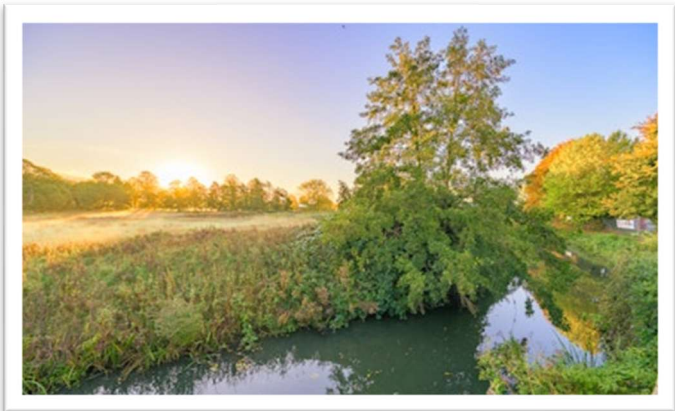
VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.



AGENTS NOTES

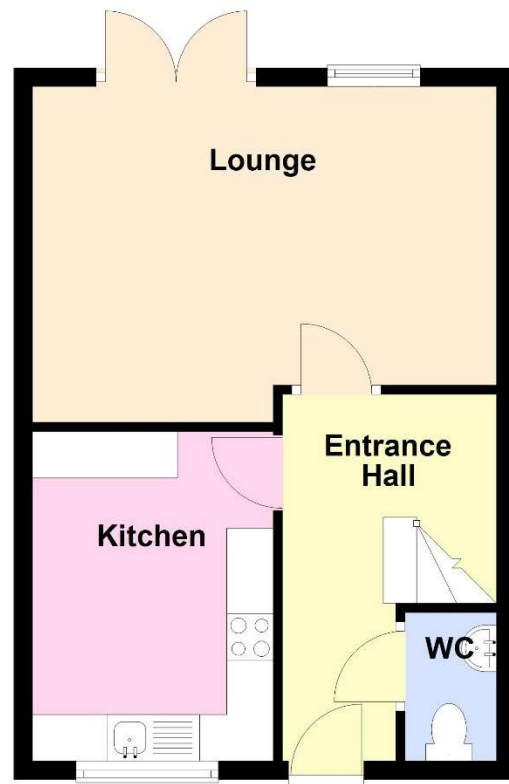
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Floorplan

Ground Floor

Approx. 36.4 sq. metres (391.3 sq. feet)



First Floor

Approx. 36.4 sq. metres (391.3 sq. feet)



ENTRANCE HALL

KITCHEN

3.56m x 2.57m (11'8" x 8'5")

LOUNGE

4.99m x 3.55m (16'5" x 11'7")

CLOAKROOM

BEDROOM ONE

3.64m x 2.93m (11'11" x 9'7")

BEDROOM TWO

3.52m x 2.91m (11'6" x 9'6")

BEDROOM THREE

2.23m x 1.95m (7'4" x 6'5")

BATHROOM

1.94m x 1.92m (6'5" x 6'4")

Total area: approx. 72.7 sq. metres (782.5 sq. feet)



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