



60 Queen Street, Horncastle, LN9 6BG



Freehold

£210,000



Key Features

- Three storey semi-detached house
- Three bedrooms
- Lounge & dining/sitting room
- Kitchen & utility
- Boot room & garden room
- Cloakroom & shower room
- Enclosed rear garden with outbuilding
- EPC rating E





A charming semi-detached period townhouse, ideally situated within a sought-after conservation area in the heart of the well-served historic market town of Horncastle. Rich in character and features, the property offers well-proportioned and versatile accommodation throughout.

The ground floor comprises an entrance hall, a comfortable lounge, a separate dining/sitting room, kitchen, utility room, cloakroom, boot room and a delightful garden room providing a seamless connection to the outdoors. To the first floor are two generous bedrooms and a modern shower room, with a further bedroom located on the second floor, ideal as a guest room, home office or hobby space.

Externally, the property enjoys an enclosed west-facing rear garden, perfect for afternoon and evening sun, along with a useful brick-built outbuilding offering excellent storage or potential for further use.

ACCOMMODATION

Part glazed side entrance door through to the:

ENTRANCE HALL

Having oak flooring, dado rail and staircase rising to first floor.

LOUNGE

4.03m x 3.94m (13'2" x 12'11")

Having two sash windows to front elevation, coved ceiling with moulded ceiling rose, radiator, picture rail, dado rail, oak flooring and feature fireplace with inset multi-fuel burner and marble surround.

DINING/SITTING ROOM

3.96m x 3.51m (13'0" x 11'6")

Having window to side elevation, sliding doors to rear elevation, coved ceiling, radiator, oak flooring, understairs storage cupboard, built-in cupboard with shelving over to one alcove, built-in cupboards & drawers to other alcove, feature brick-built fireplace with inset multi-fuel burner and quarry tiled hearth.



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GIN PALACE





KITCHEN

5.57m x 1.74m (18'4" x 5'8")

Having two windows to side elevation, radiator and oak flooring. Fitted with a range of base & wall units with work surfaces & upstands comprising: ceramic sink with drainer & mixer tap inset to work surface, cupboards, drawers & integrated dishwasher under, cupboards & wine rack over, tall larder style unit to one side. Recess with inset Rangemaster range style cooker, tiled splashback & stainless steel extractor over.

UTILITY

3.71m x 1.38m (12'2" x 4'6")

Having window to side elevation, tiled floor, radiator, wall mounted gas fired boiler providing for both domestic hot water & heating, work surface with tiled splashback, stainless steel sink with drainer, cupboards, space & plumbing for automatic washing machine & tumble dryer under.

CLOAKROOM

Having window to rear elevation, radiator, extractor, tiled floor, low level WC and wall mounted hand basin with tiled splashback.

BOOT ROOM

Having window overlooking the conservatory, part glazed door to courtyard, radiator, oak flooring and dado rail. Archway to the:

GARDEN ROOM

4.28m x 2.67m (14'0" x 8'10")

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof and having a PVC clad vaulted ceiling. Having french doors to garden, radiator, ceiling fan/light fitting and oak flooring.



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FIRST FLOOR LANDING

Having coved ceiling, built-in cupboard, dado rail, feature illuminated arched display shelf and staircase rising to second floor.

BEDROOM ONE

4.04m x 3.98m (13'4" x 13'1")

Having two sash windows to front elevation, coved ceiling, radiator, dado rail, laminate flooring and built-in triple wardrobe with cupboards over.

BEDROOM TWO

3.97m x 2.88m (13'0" x 9'5")

Having window to rear elevation, coved ceiling, radiator, laminate flooring, built-in double wardrobe and built-in airing cupboard.

SHOWER ROOM

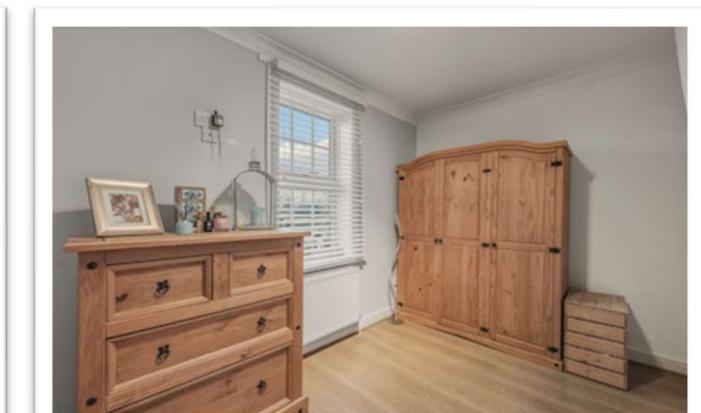
2.43m x 1.98m (8'0" x 6'6")

Having window to side elevation, inset ceiling spotlights, chrome heated towel rail, extractor, tiled floor, majority tiled walls, shower enclosure with mixer shower fitting, close coupled WC and hand basin inset to vanity unit with cupboard under.

SECOND FLOOR BEDROOM THREE

5.73m x 3.01m (18'10" x 9'11")

With a vaulted ceiling and having window to side elevation, roof window, radiator, laminate flooring, built-in wardrobe and eaves storage.





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EXTERIOR

To the front of the property there is a paved area enclosed by wrought iron railings with a pedestrian hand gate. A paved footpath extends down the side of the property to the side entrance door and there is gated access to the:

REAR GARDEN

Being enclosed and having a paved courtyard with a lawned garden beyond with a hot tub (included in sale), pond, raised bed and garden shed.

OUTBUILDING

5.97m x 1.83m (19'7" x 6'0")

Of brick & tile construction with a window & door to front, light and power.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators. The property is double glazed apart from the front elevation which is in a conservation area and has wooden sash windows with secondary glazing. The current council tax is band A.

LOCATION

The well served historic market town of Horncastle amenities include supermarkets, doctors, dentist, main Post Office, grammar, secondary and primary schools, swimming baths, fitness centre, bowling green etc. and Horncastle golf course and Ashby Park fishing lakes are approximately two and a half miles away.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.



Ground Floor
Approx. 73.0 sq. metres (786.2 sq. feet)

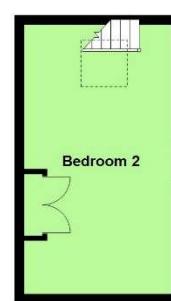


Floorplan

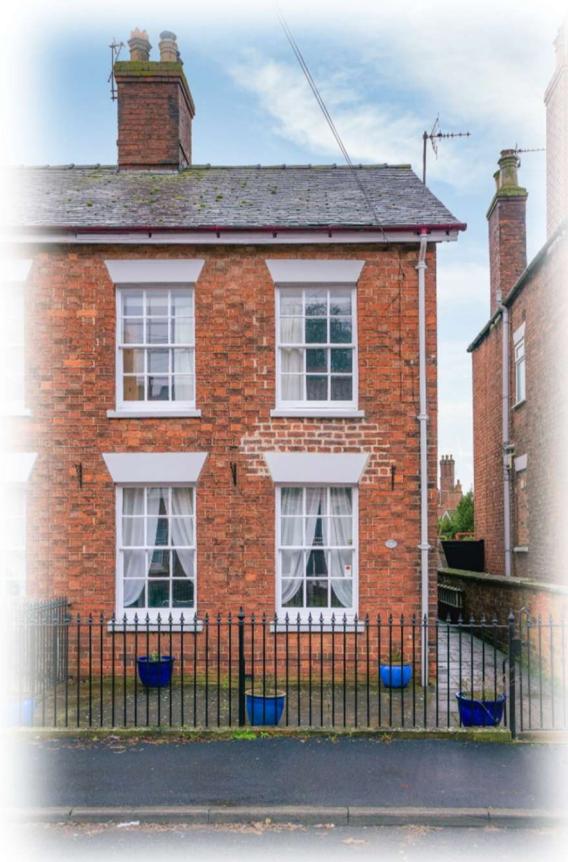
First Floor
Approx. 36.5 sq. metres (392.7 sq. feet)



Second Floor
Approx. 18.7 sq. metres (201.0 sq. feet)



Total area: approx. 128.2 sq. metres (1379.9 sq. feet)



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