





## 58 Horncastle Road

Horncastle Road is considered locally to be one of the most attractive roads in the town. With the riverbank and the trees that line it filled with daffodils and blossom in the springtime, the road leads out of the town towards Revesby and the Lincolnshire Wolds.

This end-terrace property includes off-road parking to the rear and is being offered with no onward chain. The accommodation is certainly spacious and comprises two double bedrooms and a bathroom to bedroom three on the first floor, plus an additional shower room to the ground floor together with the lounge, kitchen and a separate dining room. In addition to the off-road parking, the property also has the benefit of a garden area to the rear.

Please note that whilst offering excellent potential the property is in need of modernisation. The sale is subject to a grant of probate.

- Two/Three Bedroom End-Terrace House With Off-Road Parking
- Offered With No Onward Chain
- Lounge and Separate Dining Room
- Two Bathrooms
- Generous Rear Garden
- Popular Riverside Location
- Conveniently Situated For The Town Amenities
- Tenure: Freehold. Council Tax Band 'B'. EPC 'F 35'

Entrance via UPVC obscure glazed door into the: **Entrance Hall** -Having stairs to the first floor. Doors arranged off to:

**Dining Room 4.00m x 3.74m** - uPVC double glazed window to the rear aspect, tiled fireplace with gas fire, door to the kitchen and open access through to the lounge.

**Lounge 3.95m x 3.61m** - With uPVC window bay window to the front aspect, tiled fireplace with gas fire, cornice to the ceiling, ceiling rose and deep skirting.

**Kitchen 5.13m x 2.59m** - The kitchen comprises cupboard and drawer units to both base and eye level, with work surfaces including breakfast bar and having an inset stainless steel style sink/drainer with mixer tap. Space for gas cooker and there is an understairs cupboard housing the consumer unit. The kitchen has an obscure-glazed door providing access to:

**Rear Lobby/ Utility Area 2.77m x 2.28m** - With uPVC obscured door leading out to the garden and a further door through to the ground floor shower room.

**Shower Room** - Having uPVC obscure-glazed window to the side aspect. The shower room comprises a close coupled WC, tiled shower cubicle and pedestal hand basin. Wall-mounted heater.

### First Floor Accommodation

**Bedroom One 4.76m x 3.96m** - Bedroom one is a generous double bedroom with two windows overlooking the river to the front aspect.

**Bedroom Two 4.05m x 2.83m** - Having uPVC double glazed window to the rear aspect.

**Bathroom 2.64m x 2.51m** – The bathroom comprises a suite of panel bath with Triton shower over, pedestal hand basin and low profile WC. Airing cupboard housing the hot water cylinder, uPVC window to the side. The bathroom leads to:

**Bedroom Three 2.64m x 2.56m** – uPVC window to the rear aspect.

### Outside

The rear of the property has an initial concrete area of hardstanding with garden store. The rear garden area has been bordered with panel fencing and extends to the properties own driveway which could accommodate up to two vehicles.











**Please Note:**

**Tenure: Freehold. The current EPC 'F' rating requires improvement to an 'E' before the property could be considered suitable for rental.**

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