



60 College Park
Horncastle, LN9 6RJ

£220,000

An extended and beautifully presented semi-detached family home situated in a quiet cul de sac location within the popular Market Town of Horncastle, on the edge of the Lincolnshire Wolds. The property is well located for local schooling and is within easy access into the town centre. The property has had a garage conversion and offers versatile living accommodation which currently comprises of Hallway, Lounge, Kitchen Diner with a range of integrated appliances, Sitting Room overlooking the rear garden and access to a Bedroom with En-suite (formally the garage). The First Floor Landing leads to three Bedrooms, two with built-in wardrobes and a Family Bathroom with a modern bathroom suite. Viewing of the property is essential to appreciate the accommodation on offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - East Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Horncastle sits at the heart of Lincolnshire, halfway between the Cathedral City of Lincoln and the county's famous sandy beaches. Known as the 'gateway to the Lincolnshire Wolds', Horncastle is surrounded by countryside and is on the edge of the Lincolnshire Wolds, recognised for its Outstanding Natural Beauty. The town has a wide variety of facilities you would expect in a Market Town including a host of shops, supermarkets, doctors, vets, dentist, pharmacy, butchers, bakeries, banks, hairdressers/barbers, takeaways, fish and chips, Costa Coffee and variety of places to eat with a selection of restaurants, tea rooms and cafes, pubs and bars. There is also a wide variety of smaller shops and boutiques, as well as the town being known for its antique shops. Furthermore, there is a leisure complex with a swimming pool and gym, cricket club and football club.



ACCOMMODATION

HALLWAY

With stairs to the first floor, external door, vinyl flooring and radiator.

LOUNGE

13' 3" x 12' 5" (4.04m x 3.78m), with UPVC double glazed bay window, fire surround and hearth with electric fire inset and radiator.

KITCHEN DINER

15' 5" x 9' 0" (4.7m x 2.74m), with tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over, free standing cooker with extractor fan over, stainless steel sink unit and drainer, plumbing and space for washing machine, integral fridge freezer, spotlighting, radiator and under stairs storage cupboard.



SITTING ROOM

14' 5" x 9' 4" (4.39m x 2.84m), with UPVC double glazed windows and double doors to the rear garden, laminate flooring and two radiators.

BEDROOM 4

9' 11" x 7' 6" (3.02m x 2.29m), with UPVC double glazed window and radiator.

EN-SUITE

7' 6" x 4' 10" (2.29m x 1.47m), with UPVC double glazed window, wet room flooring and drain, wall shower, low level WC, wash hand basin, heated towel rail and extractor fan.



FIRST FLOOR LANDING

With doors to three bedrooms and bathroom and access to the airing cupboard.

BEDROOM 1

11' 6" x 8' 9" (3.51m x 2.67m), with UPVC double glazed window, built-in wardrobe and radiator.

BEDROOM 2

9' 3" x 9' 0" (2.82m x 2.74m), with UPVC double glazed window, built-in wardrobe and radiator.

BEDROOM 3

7' 10" x 6' 7" (2.39m x 2.01m), with UPVC double glazed window, laminate flooring and radiator.



BATHROOM

6' 6" x 5' 10" (1.98m x 1.78m), with UPVC double glazed window, vinyl flooring, low level WC, wash hand basin with cupboard space below, bath with mains shower over, partly tiled walls, heated towel rail and extractor fan.

OUTSIDE

To the front of the property there is a gravelled driveway providing ample off road parking. To the rear of the property there is a generous sized lawned garden, flowerbeds, a range of plants and shrubs and a patio seating area.



WEBSITE

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NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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