



- Semi-Detached House
- 3 Bedrooms
- 2 Reception Rooms
- Ground Floor WC & Conservatory

- 17'4 Kitchen
- Upgraded First Floor Bathroom
- Generous Rear Garden
- Driveway Parking For 2 Cars

Spilsby Road, Horncastle, LN9 6AW,  
Offers In Region Of £250,000





Situated in the popular village of Horncastle is this semi-detached period house. Boasting 3 bedrooms and 2 large reception rooms to the ground floor the property also comes with a 17'4 kitchen. Further benefits of the property include uPVC double glazing and gas central heating, a ground floor WC and conservatory. To the first floor the property boasts 3 bedrooms with all benefit from the use of a recently upgraded first floor bathroom. To the rear of the property there is a generous garden which is mostly laid to lawn with patio seating area. To the front of the property there is driveway parking for a minimum of 2 vehicles. The market town of Horncastle is well regarded due to its semi-rural location being on the outskirts of the Lincolnshire Wolds. Horncastle comes with an array of amenities and is well renowned for its abundance of cafes, local amenities schooling at primary and secondary levels and antiques stores. For more details contact Starkey&Brown. Council tax band: B. Freehold.





### Storm Porch Entry

Having tiled floor with feature port hole window and access into:

### Entrance Hall

8' 6" x 7' 0" (2.59m x 2.13m)

Having tiled floor stairs rising to first floor, radiator, understairs storage cupboard and uPVC front door to front aspect.

### Lounge

11' 6" x 11' 5" (3.50m x 3.48m)

Having uPVC double glazed window bay window to front aspect, electric fireplace and radiator.

### Dining Room

11' 5" x 11' 5" (3.48m x 3.48m)

Having wood laminate flooring, former fireplace (all capped off) radiator and access into:

### Conservatory

10' 8" x 10' 0" (3.25m x 3.05m)

Having radiator, wood laminate flooring, French doors to rear aspect leading onto rear garden.

### Kitchen

17' 4" min x 7' 1" (5.28m x 2.16m)

Having a range of base and eye level units with counter worktops, integral appliances such as double oven, 4 ring hob with extractor hood over, integral fridge freezer, dishwasher, wall mounted gas combination boiler, storage cupboard, uPVC double glazed window to rear aspect and upVC door to rear aspect leading onto rear garden and access to:

### Downstairs WC

0' 0" x 0' 0" (0.00m x 0.00m)

Having low level WC, hand wash basin unit, uPVC double glazed window to side aspect.

### First Floor Landing

Having uPVC double glazed window to side aspect, loft access and access to bedrooms and bathroom.

### Master Bedroom

11' 6" x 11' 6" (3.50m x 3.50m)

Having uPVC double glazed window to rear aspect, radiator and coved ceiling.

### Bedroom 2

11' 5" x 11' 5" (3.48m x 3.48m)

Having radiator, uPVC double glazed window to front aspect and coved ceiling.

### Bedroom 3

6' 9" x 7' 3" (2.06m x 2.21m)

Having uPVC double glazed window to front aspect and radiator.

### Bathroom

6' 2" x 6' 9" (1.88m x 2.06m)

Being upgraded in 2022 and having 'P' shaped bath with shower head over, tiled flooring, low level WC, vanity hand wash basin unit, uPVC double glazed obscured window to rear aspect and a wall mounted heated towel rail.

### Outside Rear

Having an enclosed garden with fenced perimeters, being mostly laid to lawn with timber built garden shed and a patio seating area.

### Outside Front

Having driveway parking for 2 vehicles, mostly laid to gravel with hedged perimeters.

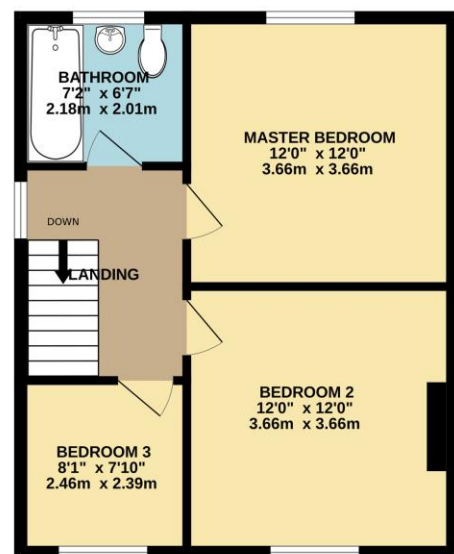
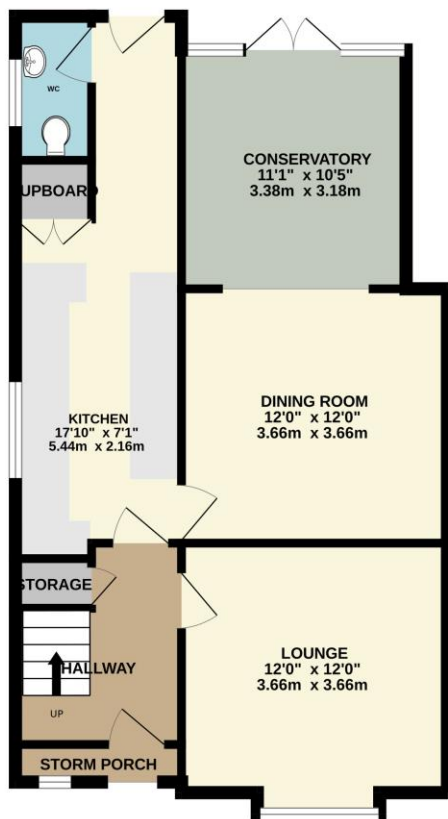






GROUND FLOOR  
633 sq.ft. (58.8 sq.m.) approx.

1ST FLOOR  
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 1090 sq.ft. (101.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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