



20 North Street, Horncastle, LN9 5DX



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Freehold

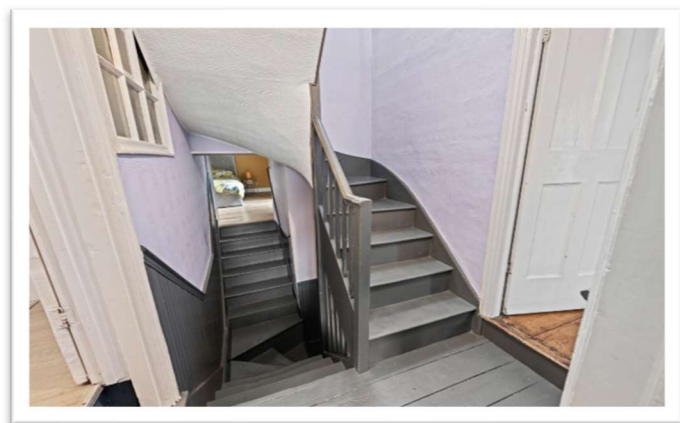
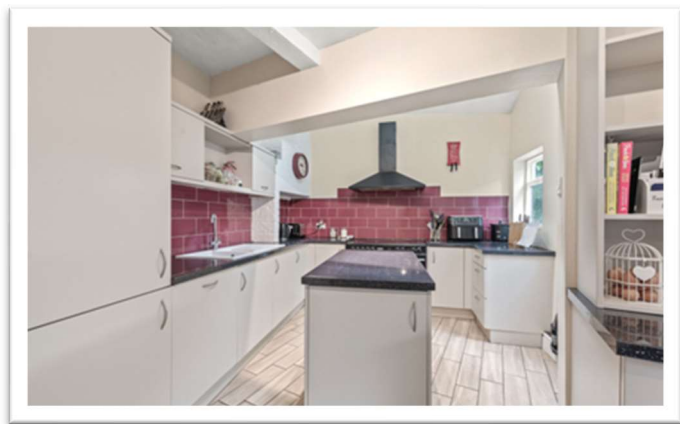
£325,000



## Key Features

- Grade II Listed house
- Six bedrooms & study
- Lounge & sitting room
- Dining kitchen & utility/cloakroom
- Bathroom & shower room
- Driveway to side
- Walled rear garden
- Two storey outbuilding





A Grade II Listed three storey house set in the popular market town of Horncastle. Having over 2,300 square feet of accommodation with original features comprising: entrance lobby, entrance hall, lounge, sitting room, utility/cloakroom and dining kitchen to ground floor. Three bedrooms and bathroom to first floor. Three bedrooms, study and shower room to second floor. Outside the property has a driveway providing off-road parking to the side and a private walled garden to the rear with a two storey former stable.

#### ACCOMMODATION

Part glazed front entrance door with fanlight above through to the:

#### ENTRANCE LOBBY

With further part glazed door to the:

#### ENTRANCE HALL

Having windows to side & rear elevations, radiator, wood panelling to dado height, laminate flooring, staircase rising to first floor and stairs down to a large cellar suitable for storage.

#### LOUNGE

6.22m x 3.10m (20'5" x 10'2")

Having windows to front & rear elevations, coved ceiling, feature beam, two radiators, wood effect flooring and wall mounted contemporary style electric fire with tiled back.

#### SITTING ROOM

4.22m x 3.73m (13'10" x 12'2")

Having window to front elevation, radiator, laminate flooring and feature fireplace with cast iron & tiled insert.

#### UTILITY/CLOAKROOM

Having window to side elevation, radiator, wood panelled ceiling & walls, laminate flooring, work surface with cupboard under & tall unit to side, low level WC and hand basin inset to vanity unit with cupboard under & tiled splashback.

#### DINING KITCHEN

Forming two areas comprising:

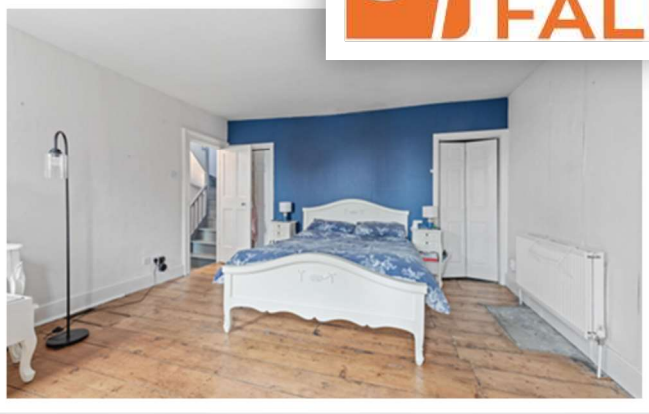
#### DINING AREA

4.65m x 4.01m (15'4" x 13'2")

Having windows to side & rear elevations, radiator, wood effect tiled floor and fireplace with tiled back & wooden surround. Work surface with cupboards & drawers under, cupboards, shelving, wine rack & glazed units over. Opening to the:

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### KITCHEN AREA

3.73m x 3.10m (12'2" x 10'2")

Having window & part glazed door to side elevation, vertical radiator and continuation of wood effect tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards & integrated dishwasher under, cupboards over, tall unit to side housing gas fired boiler providing for both domestic hot water & heating. Work surface return with space for range style cooker, cupboards under, cooker hood over. Further work surface return with drawers under. Island unit with cupboards under.

### FIRST FLOOR LANDING

Having staircase rising to second floor.

### BEDROOM ONE

4.80m x 4.37m (15'8" x 14'4")

Having two windows to front elevation, radiator, laminate flooring and two walk-in wardrobes.

### BEDROOM TWO

4.67m x 3.73m (15'4" x 12'2")

Having window to front elevation, radiator, natural wood floorboards and built-in cupboard.

### BEDROOM THREE

3.94m x 3.73m (12'11" x 12'2")

Having window to side elevation, radiator, laminate flooring, cast iron fireplace and built-in cupboard.

### BATHROOM

Having window to side elevation, chrome heated towel rail, laminate flooring and wall light points. Fitted with a suite comprising: panelled bath with shower fitting & anti-splash screen over, close coupled WC and hand basin inset to vanity unit with drawers under.

### SECOND FLOOR LANDING

Having window to rear elevation, radiator and wood effect flooring.

### BEDROOM FOUR

4.34m x 3.51m (14'2" x 11'6")

Having two windows to front elevation and laminate flooring.

### BEDROOM FIVE

4.24m x 2.57m (13'11" x 8'5")

Having window to rear elevation and laminate flooring.

### BEDROOM SIX

3.61m x 2.46m (11'10" x 8'1")

Having window to rear elevation, laminate flooring, access to roof space and built-in airing cupboard.

### STUDY

2.49m x 1.70m (8'2" x 5'7")

Having part glazed stable style door to rear elevation and wood effect flooring.

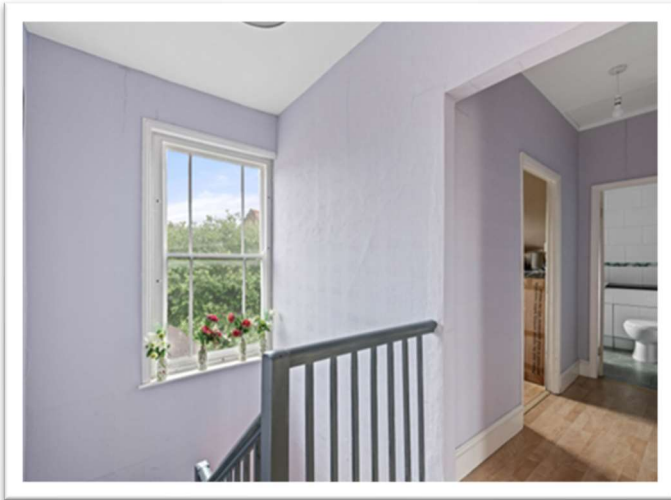
### SHOWER ROOM

Having window to rear elevation, radiator incorporating heated towel rail, tiled shower enclosure with mixer shower fitting, hand basin inset to vanity unit with cupboard under and WC.

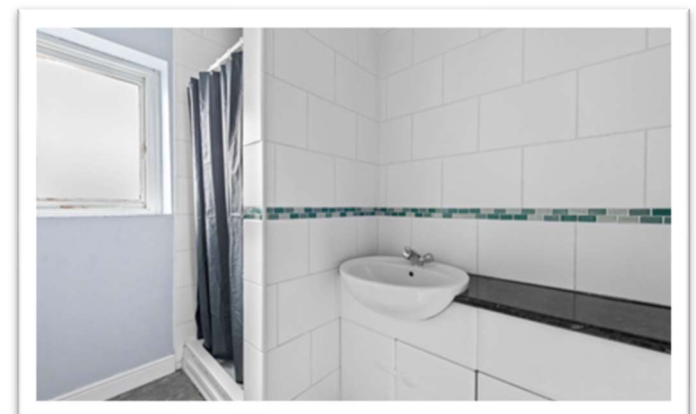
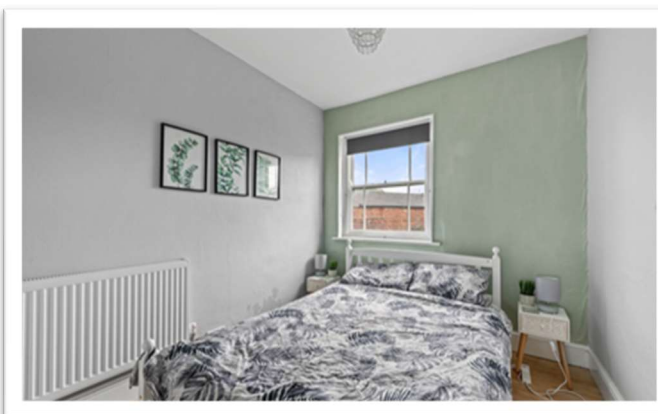
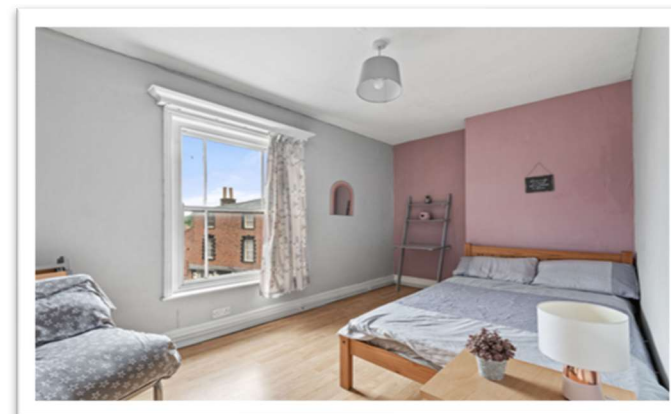
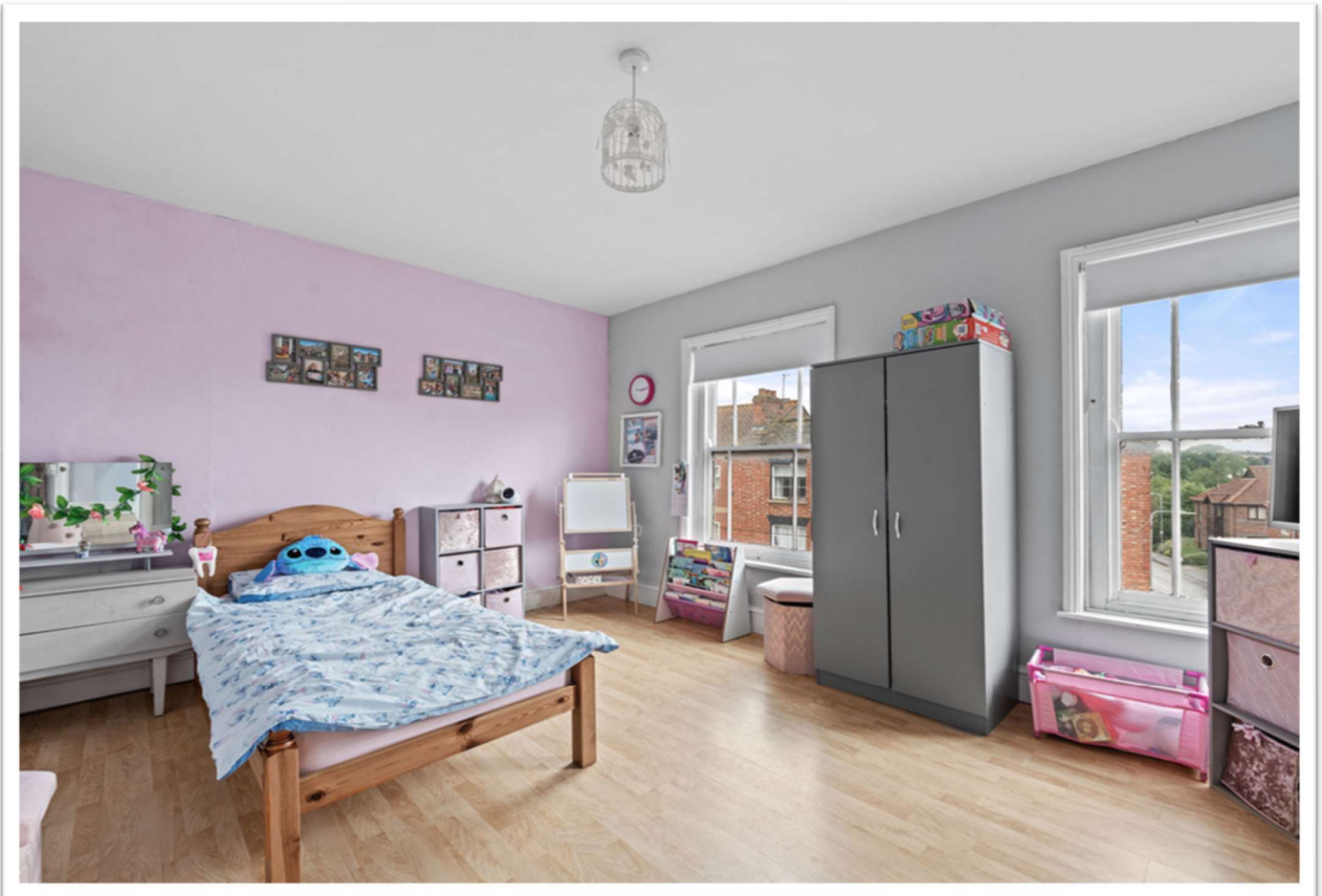


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## EXTERIOR

To the side of the property there is a driveway which provides off-road parking.

## REAR GARDEN

Being enclosed and having a decked patio area, shaped lawn with borders, brick built outbuilding, paved seating area and a former brick built two storey former stable with light and power currently used for storage.

## SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the current council tax is band D.

## VIEWING

By appointment with Newton Fallowell - telephone 01507 499488.

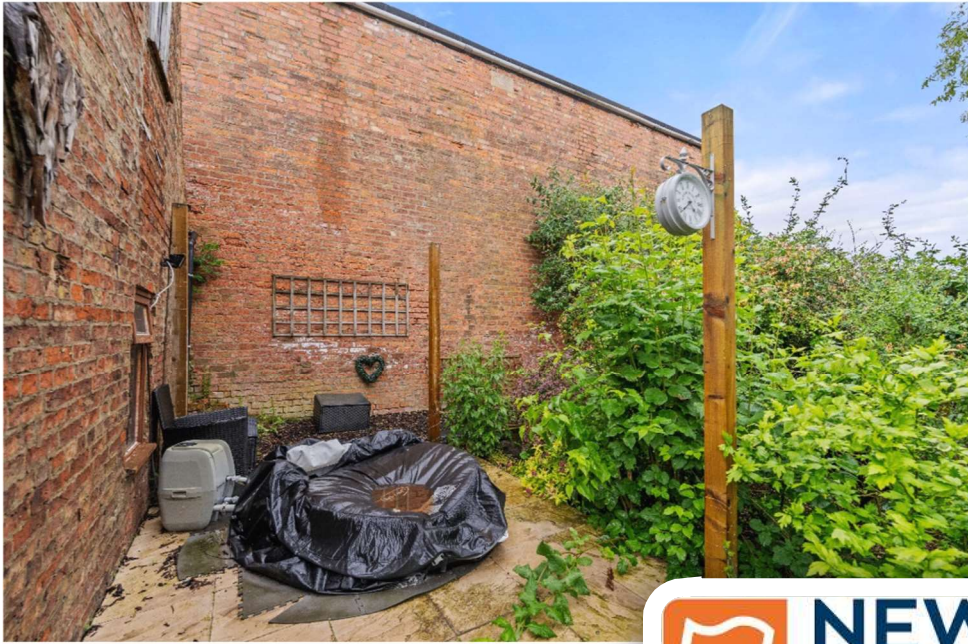
## AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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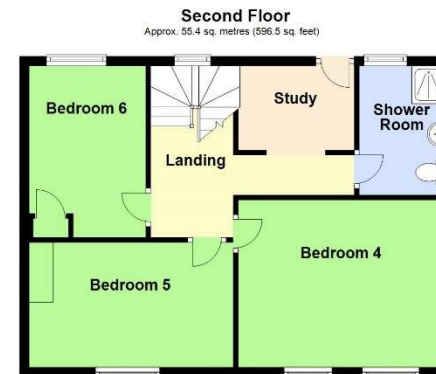
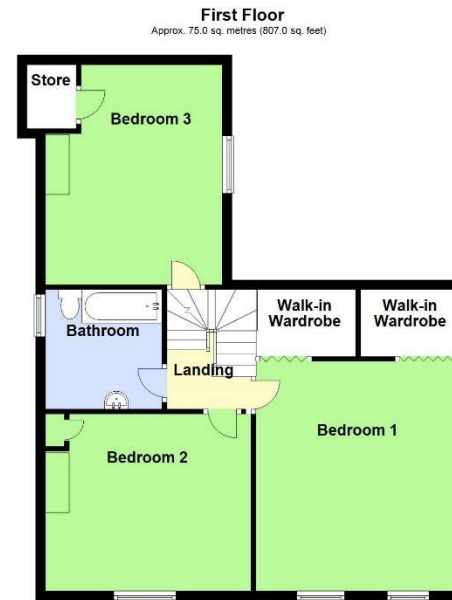




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# Floorplan



Total area: approx. 213.9 sq. metres (2302.8 sq. feet)



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