



58 West Street, Horncastle, LN9 5AD



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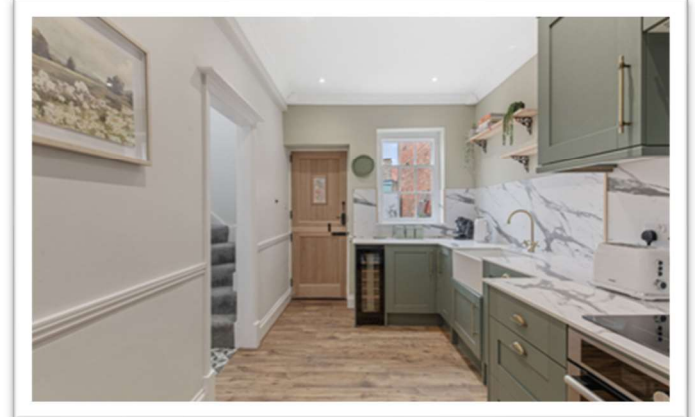
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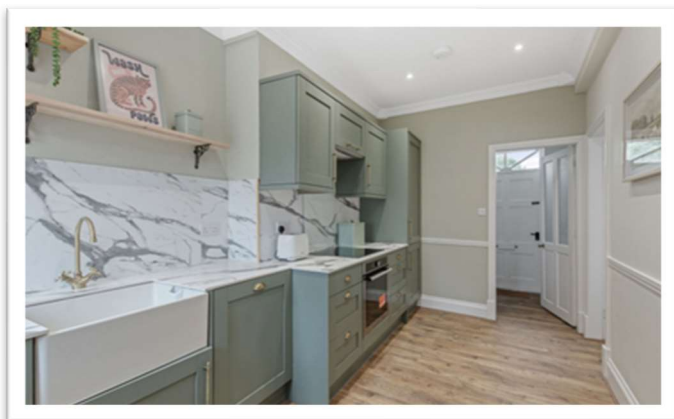
Offers in excess of £300,000



## Key Features

- Georgian town house
- Three bedrooms
- Recently renovated
- Fitted kitchen & utility
- Shower room & bathroom
- Private walled garden to the rear
- EPC rating D





A beautifully updated Georgian period town house built circa 1746 convenient for the town centre and nearby country & river walks. The property has been sympathetically renovated to provide a stylish home with accommodation comprising: entrance hall, kitchen with fitted units & marble work surfaces, lounge with open fireplace, hall, utility and shower room to ground floor. Three bedrooms and bathroom with separate shower to first floor. Outside the property has a private enclosed low maintenance walled garden.

#### ACCOMMODATION

Front entrance door with fanlight above through to the:

#### ENTRANCE HALL

2.62m x 1.37m (8'7" x 4'6")

Having coved ceiling, dado rail, laminate flooring, wood panelling to one wall with coat hooks and shoe storage under.

#### KITCHEN

4.59m x 2.40m (15'1" x 7'11")

Having sash window & part glazed stable style door to rear elevation, coved ceiling and laminate flooring. Fitted with a range of base & wall units with marble effect work surfaces & splashbacks comprising: belfast style sink with mixer tap & ceramic hob inset to work surface, cupboards, drawers, integrated dishwasher and integrated electric oven under, cupboards & concealed cooker hood over. Tall unit to side housing integrated fridge & freezer. Work surface return with cupboard & integrated wine cooler under.

#### LOUNGE

4.20m x 4.97m (13'10" x 16'4")

Having two sash windows with fitted shutters to front elevation, radiator, dado rail, laminate flooring and media wall featuring fireplace with cast iron insert, space for flat screen television over, cupboards to either side with LED lighting & shelving over.

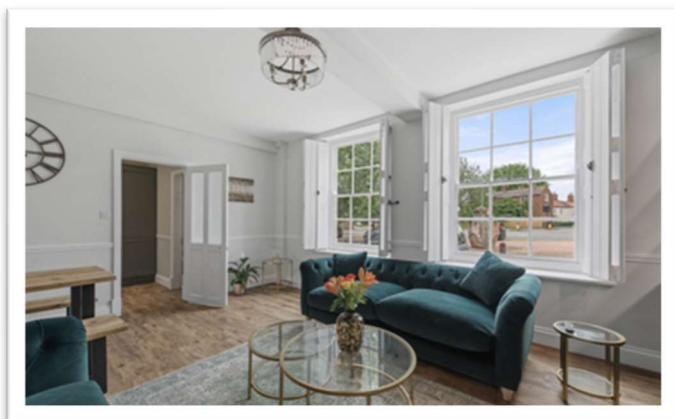
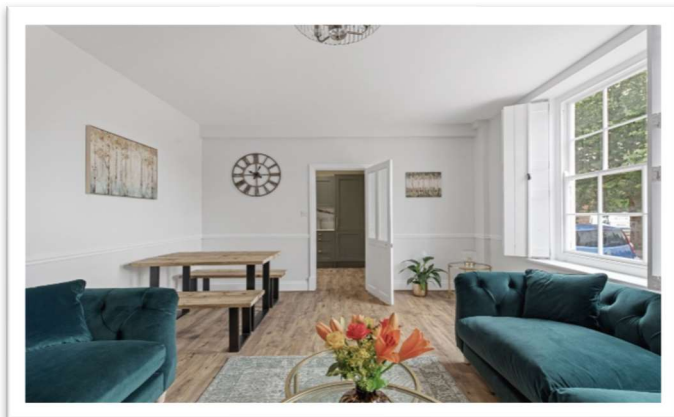
#### HALL

Having coved ceiling, tile effect flooring, smoke alarm, staircase rising to first floor and understairs storage cupboard. Opening to the:

#### UTILITY

1.92m x 1.56m (6'4" x 5'1")

Having inset ceiling spotlights, radiator, tile effect flooring, work surface with cupboard, space & plumbing for automatic washing machine under, larder style cupboard to side.







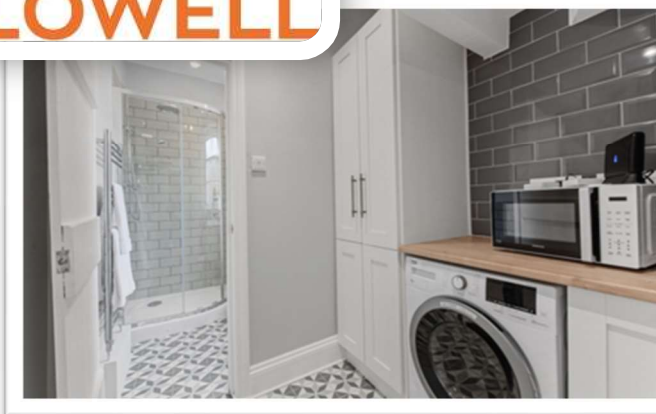
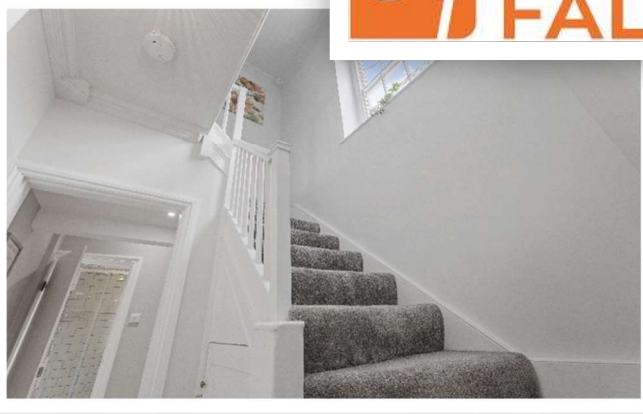
**NEWTON FALLOWELL**





**SHOWER ROOM**  
1.96m x 1.82m (6'5" x 6'0")

Having sash window to rear elevation, inset ceiling spotlights, chrome heated towel rail, tile effect flooring and built-in cupboard housing gas fired boiler providing for both domestic hot water & heating. Fitted with a suite comprising: fully tiled shower enclosure with mixer shower fitting, close coupled WC and hand basin on stand with drawers & shelf under.





### FIRST FLOOR LANDING

Having sash window to rear elevation, covered ceiling, smoke alarm and access to roof space.

### BEDROOM ONE

4.58m x 3.61m (15'0" x 11'10")

Having two sash windows with fitted shutters to front elevation, covered ceiling, radiator, wall light points and feature William Morris wallpapered wall.

### BEDROOM TWO

3.58m x 3.57m (11'8" x 11'8")

Having sash window with fitted shutters to front elevation, covered ceiling, radiator, wall light points and feature William Morris wallpapered wall.

### BEDROOM THREE

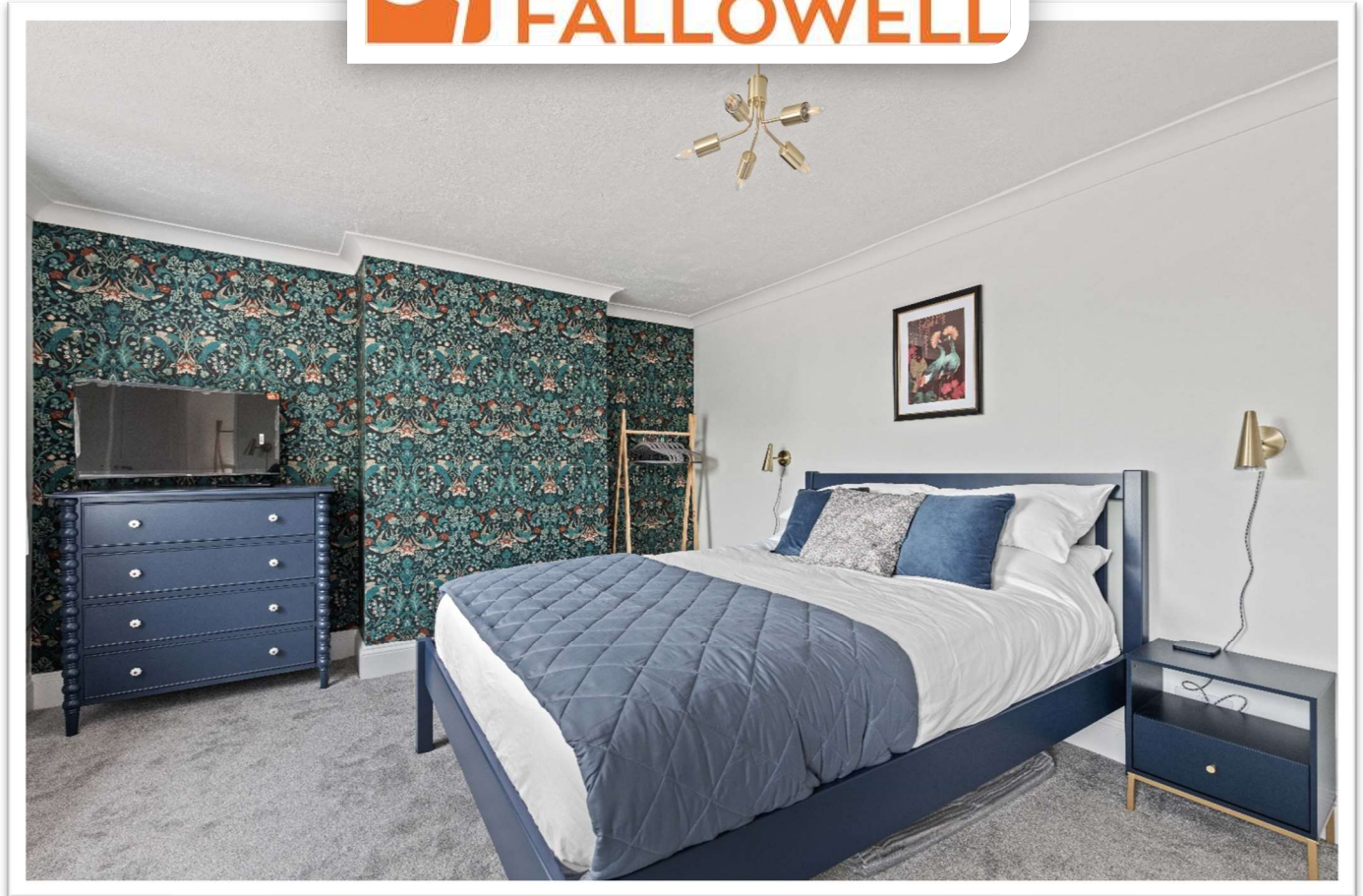
2.42m x 2.61m (7'11" x 8'7")

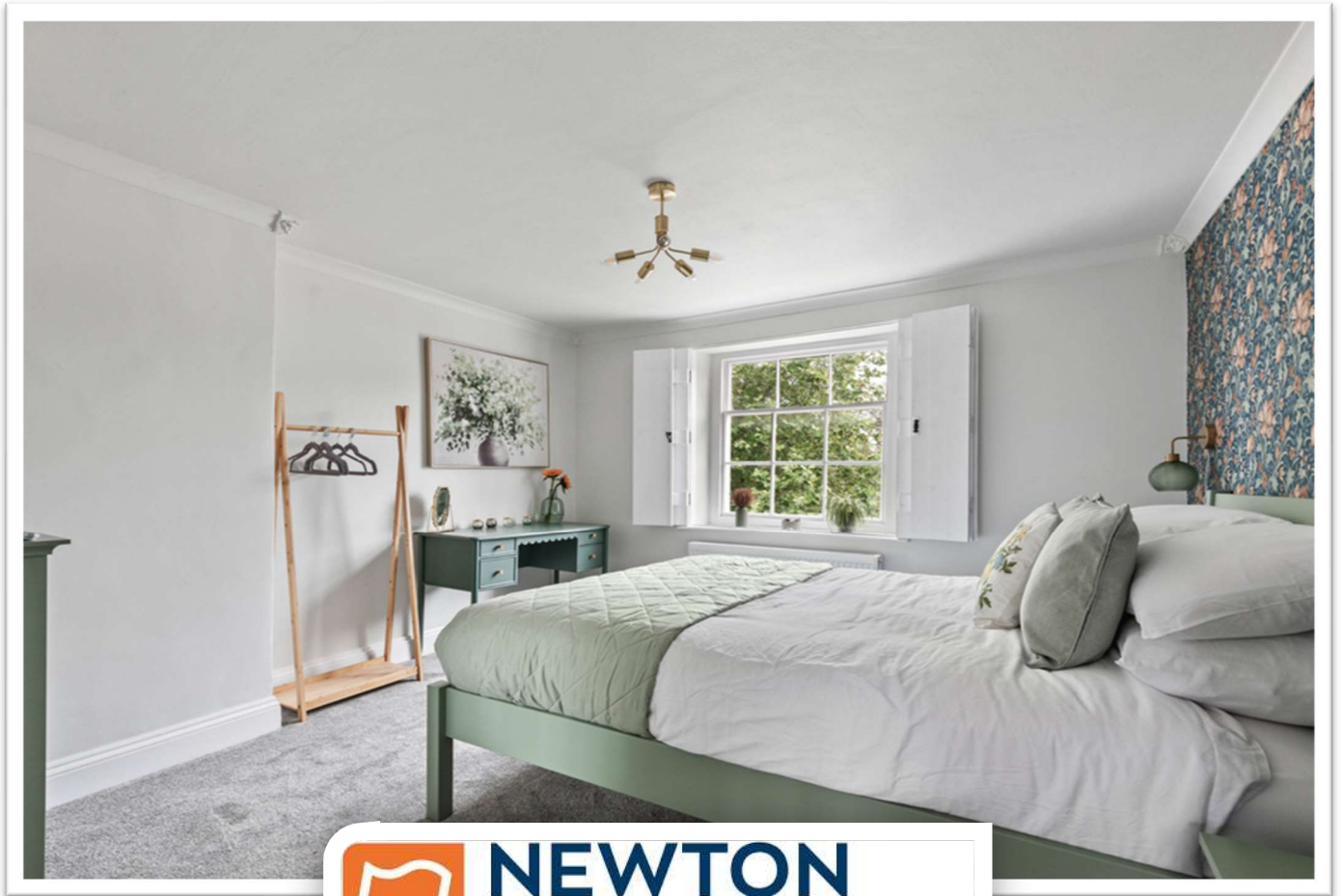
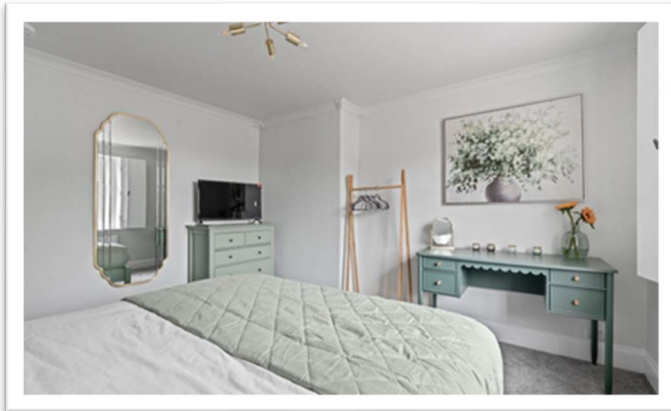
Having sash window with fitted shutters to rear elevation, covered ceiling and radiator.

### BATHROOM

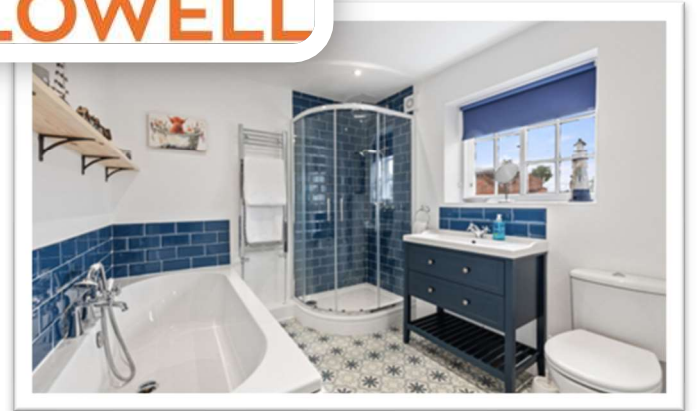
2.68m x 2.39m (8'10" x 7'10")

Having sash window to rear elevation, inset ceiling spotlights, chrome heated towel rail and tile effect flooring. Fitted with a suite comprising: panelled bath with central mixer tap, hand held shower attachment & tiled splashback over, fully tiled shower enclosure with overhead rainfall & hand held shower fitting, close coupled WC and hand basin with mixer tap on stand with drawers & shelf under.





 **NEWTON  
FALLOWELL**





### EXTERIOR

To the rear of the property there is a low maintenance walled garden. Having a paved patio part covered by a pergola, gravelled area with circular paving feature, garden store and steps up to a decked seating area.

### 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 A.

### VIEWING

By appointment with Newton Fallowell - telephone 01507 499488.

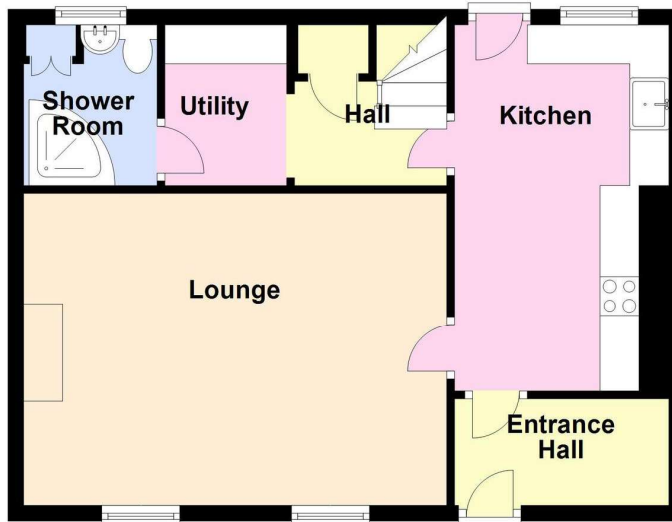




# Floorplan

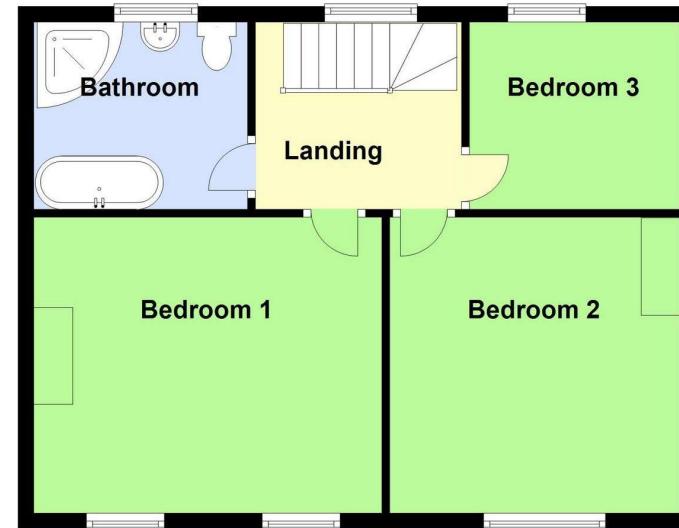
## Ground Floor

Approx. 50.1 sq. metres (539.1 sq. feet)



## First Floor

Approx. 52.1 sq. metres (561.3 sq. feet)



Total area: approx. 102.2 sq. metres (1100.4 sq. feet)



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### AGENT'S NOTES

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