



**BEST**

ESTATE AGENT GUIDE  
2023 : EXCEPTIONAL

SALES



**Gold Trusted  
Service Award**

2023

feefo

14 West Street

Horncastle, Lincolnshire. LN9 5JF

**BELL**

ROBERT BELL & COMPANY



## 14 West Street, Horncastle

14 West Street is a recently refurbished three bedroom, three storey end terraced property, which now benefits from dedicated off road parking spaces as well as a rear garden separate to the courtyard space and stores, which provides excellent kitchen and bathroom fittings, situated to the heart of the market town of Horncastle.

Presented to an excellent standard throughout, the property has been skilfully updated to provide well-proportioned accommodation.

With a full range of services and amenities within walking distance for most, the town of Horncastle sits 21 miles from Lincoln to the West & Skegness to the East.

### ACCOMMODATION

**Sitting Room** having wood front entrance door, wood single glazed sash window to front aspect; exposed brick chimney with oak over mantel, painted firebox with space for log burning stove, , carpeted stairs with spindle and balustrade, carpeted floor, radiator, TV point, ceiling light and power points. Door to:

**Breakfast Kitchen** having wood single glazed window and patio door to rear with window to side aspect; a good range of modern kitchen units to base and wall levels, aluminium sink and drainer inset to roll edge wood effect worktop with space and connections for under counter washing machine. Lamona oven and four ring induction hob beneath extractor canopy, built in fridge and freezer. Wood effect flooring built in under stairs storage space, radiator, ceiling light and power points.

### First Floor

**Landing** with built in understairs storage space, carpeted floor and stairs to second floor and ceiling light. Doors to bedroom and shower room, open to:





**Office Space** with wood single glazed window to rear aspect; storage units to wall level, housing gas fired Logic combi boiler, drawers beneath wood effect desk top, carpeted floor, radiator and power points.

**Shower Room** with wood obscure single glazed window to side aspect; wide, Low threshold shower cubicle with tiled surround, monsoon and regular head over, wash hand basin inset to storage space and low level WC. Tiles to walls, wood effect flooring, wall mounted chrome heated towel rail and ceiling light.

**Bedroom** with wood single glazed sash window to front aspect; carpeted floor, radiator, ceiling light and power points.

### Second Floor

**Landing** with ceiling light, loft access hatch. Doors to further accommodation including

**Bedroom** with wood single glazed sash window to front aspect; carpeted floor, radiator, ceiling light and power points.

**Bathroom** with wood window to side aspect; panel bath inset to tiled surround with shower attachment to taps, pedestal wash hand basin and low level WC. Wood effect flooring, tiles to wall, wall mounted chrome heated towel rail and ceiling light.

**Bedroom** with wood single glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points

### OUTSIDE

The property benefits from use of a rear courtyard garden, with two stores to the rear. There is further garden space beyond this being laid to lawn, with brick wall boundaries. As well as this space, a gravelled area suitable for two vehicles provides useful dedicated off road parking.

**East Lindsey District Council – Tax band: A**





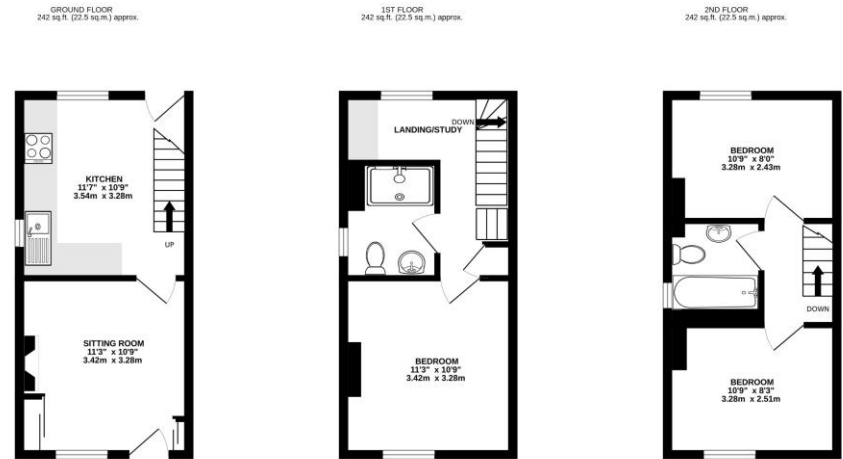
## ENERGY PERFORMANCE RATING: tbc

**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Horncastle office, Old Bank Chambers, Horncastle, LN9 5HY  
Tel: 01507 522222

Email: [horncastle@robert-bell.org](mailto:horncastle@robert-bell.org);

Website: <http://www.robert-bell.org> Brochure prepared



TOTAL FLOOR AREA: 727 sq ft. (67.5 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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