



BRITISH
PROPERTY
AWARDS

2023
★★★★★

GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



Gold Trusted
Service Award

2023 feefo



79 West Street
Horncastle, Lincolnshire. LN9 5AF



79 West Street, Horncastle



A three bedroom, three-storey mid-terraced house, of modern construction, set to a popular residential area with dedicated parking space. With large living/dining room open to kitchen; three bedrooms including master with en-suite; plus bathroom and cloakroom, the property enjoys a private position off West Street with courtyard style rear garden.

The full range of services and amenities found in the town are within walking distance for most; the prestigious Queen Elizabeth's Grammar School being particularly local.

ACCOMMODATION

Hallway having wood front entrance door, staircase up to first floor with built in under stairs storage, carpeted floor, radiator, ceiling light and power point. Doors to cloakroom, living/dining room and to:

Kitchen having wood double glazed sash window to front aspect; a good range of storage units to base and wall levels, sink and drainer inset to roll edge worktop with space and connections for under counter fridge, freezer, washing machine, Lamona oven and four ring hob beneath extractor canopy. A further area of wood topped worktop with breakfast bar space, LVT tiled flooring, ceiling light and power points. Open to:





Living / Dining Room with wood double glazed patio doors and sash window to rear aspect; carpeted floor, radiators, TV point, ceiling lights and power points.

Cloakroom comprising; low level WC, corner wash hand basin, radiator, LVT tiled flooring, ceiling light and extractor fan.

First Floor

Landing with wood double glazed sash window to front aspect; carpeted floor, radiator and ceiling light. Doors to first floor accommodation.

Family Bathroom having wood obscure double glazed sash window to rear aspect; panel bath with shower over and tiled surround, pedestal wash hand basin and low level WC. Wood style laminate flooring, radiator and ceiling light.

Bedroom with wood double glazed sash window to rear aspect; carpeted floor, radiator, lift access hatch, ceiling light and power points.

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

Carpeted spindle and balustrade staircase to:

Second Floor Landing with carpeted floor, ceiling light and door to:

Master Bedroom having wood double glazed sash windows to front, obscure ceiling lights to rear aspect; carpeted floor, radiator, ceiling light and power points. Door to:

En-suite Shower Room having obscure double glazed obscure skylight to rear aspect; shower cubicle with tiled surround, pedestal wash hand basin and low level WC. Wood style laminate flooring, heated towel rail and ceiling light.





OUTSIDE

The front is approached using a tarmac path, with gravel beds flanking the paved path leading up to the front door.

The rear garden is contained by brick walls, creating a courtyard style space with lawn to the side, and paved patio continuing with path down to the rear gate which opens to the parking area. There is one dedicated space for the property and a number of guest spaces available.

East Lindsey District Council – Tax Band: B

ENERGY PERFORMANCE RATING: D

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;

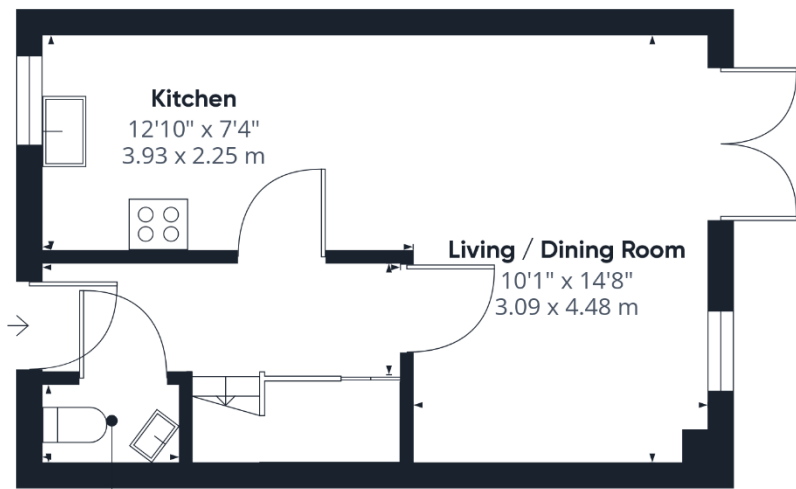
Email: horncastle@robert-bell.org;

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Brochure prepared 19.1.2024







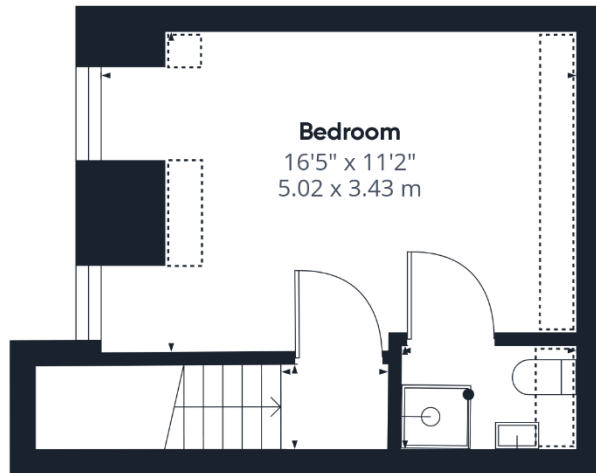
Cloakroom
4'8" x 2'9"
1.43 x 0.86 m

Ground Floor



Bathroom
6'3" x 6'2"
1.92 x 1.89 m

Floor 1



En Suite
6'1" x 3'9"
1.86 x 1.16 m

Floor 2

Approximate total area⁽¹⁾

858.18 ft²
79.73 m²

Reduced headroom

22.76 ft²
2.11 m²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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