



29 Elmhirst Road  
Horncastle, Lincolnshire. LN9 5AT



## 29 Elmhurst Road, Horncastle



A three bedroom bungalow, offering well proportioned accommodation with large dining kitchen plus living room, to a popular residential area of the market town of Horncastle. On the market with no onward chain, the property will suit a range of potential purchasers including investment buyers.

Sitting side-on to the road, with pedestrian path to the front running from Elmhurst road to willow close, the bungalow sits in attractive gardens.

### ACCOMMODATION

**Storm Porch** having uPVC obscure double glazed door with matching side panel to:

**Hallway** with carpeted floor, radiator, loft access hatch, ceiling lights and power points. Doors to accommodation including:

**Bathroom** having uPVC obscure double glazed window to side aspect; panel bath with electric shower over and pedestal wash hand basin. Built in storage cupboard, tile effect flooring, tiles to walls, radiator and ceiling light.

**Separate WC** with uPVC obscure double glazed window to rear aspect; low level WC, wood effect flooring, radiator and ceiling light.

**Bedroom** with uPVC double glazed window to rear aspect, carpeted floor, radiator, ceiling light and power points.

**Dining Kitchen** having uPVC double glazed window to rear, obscure patio door to side 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 cooker beneath extractor canopy; washing machine, fridge freezer.





Wall mounted gas fired Worcester boiler, vinyl flooring, built in storage space, radiator, ceiling light and power points.

**Living Room** having uPVC double glazed window to front aspect; carpeted floor, radiators, TV point, ceiling light and power points. Bedroom with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

## **OUTSIDE**

The property is located on Elmhirst Road, a no through road in the popular residential area of Horncastle, within walking distance for most of the full range of services and amenities the town has to offer.

The garden is laid to lawn, with established flowerbeds, wrapping around the front and to the side. There is further space including timber framed plant boxes to the rear.

The driveway opens to the corner and leads to a **Single Garage** with up and over door, light and power. The boundaries are contained by mixed hedging and fencing.

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

**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

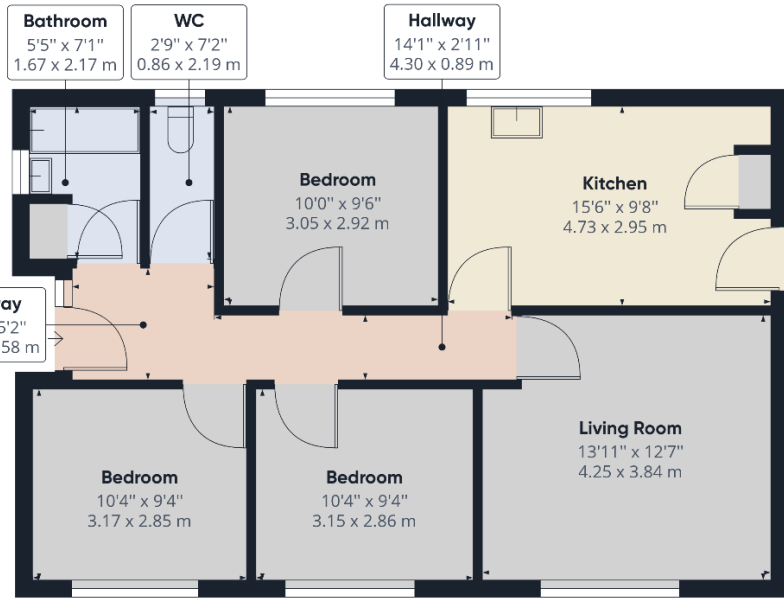
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Brochure prepared 24.7.2023





Approximate total area<sup>(1)</sup>  
767.24 ft<sup>2</sup>  
71.28 m<sup>2</sup>

(1) Excluding balconies and terraces

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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