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2023



GOLD WINNER

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IN HORNCASTLE



Gold Trusted  
Service Award

2023

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84 Prospect Street

Horncastle, Lincolnshire. LN9 5AX

BELL

ROBERT BELL & COMPANY

## 84 Prospect Street, Horncastle



This spacious three (double) bedroom detached bungalow provides attractive, well maintained accommodation to a popular residential area of Horncastle, a Georgian market town. With the full range of services and amenities in the town within walking distance for most, 84 Prospect Street provides accessibility alongside the comforts of modern living.

The large lounge, dining room and garden room flow from front to rear, wide generous dining kitchen, bedrooms, one with en suite, and family bathroom completing the internal space. There are varied front and rear gardens, and a single garage.

### ACCOMMODATION

**Storm Porch** with main entrance door leading through to **Hallway** having built in airing cupboard housing water cylinder and further storage cupboard, carpeted floor, radiators, ceiling spotlights and power points. *Access hatch to boarded, spacious loft running the length of the property, with generous headroom.* Door to accommodation including:

**Living Room** having uPVC double glazed bay window to front aspect; fireplace with polished stone surround and wood mantel, carpeted floor, radiator, TV point, ceiling spotlights, wall lights and power points. Open to:

**Dining Room** with high level uPVC double glazed window to side aspect; carpeted floor, radiator, ceiling spotlights and power points. Wood single glazed window doors to:

**Garden Room** having uPVC double glazed windows to side and rear, patio door to side aspect; carpeted floor, radiator, ceiling light and power points.

**Dining Kitchen** having uPVC double glazed window and patio door to rear aspect; an excellent range of kitchen units to base and wall





levels (to all four walls), 1 1/2 bowl sink and drainer inset to roll edge worktop, integrated fridge, freezer, washing machine and dishwasher, Belling oven and four ring induction hob beneath extractor canopy. Serving hatch to dining room, radiator, TV point, ceiling spotlights and power points.

**Family Bathroom** having uPVC obscure double glazed window to rear aspect; panel bath to corner with tiled surround with shower over, low level WC and wash hand basin inset to vanity unit. Carpeted floor, heated towel rail and ceiling spotlights.

**Bedroom** with uPVC double glazed window to rear aspect; built in wardrobe storage space with sliding and centre mirror doors, carpeted floor, radiator, ceiling and wall lights and power points.

**En-suite Shower Room** having uPVC obscure double glazed window to rear aspect; wide shower cubicle with board surround, low level WC and wash hand basin inset to vanity unit. Heated towel rail, carpeted floor and ceiling light.

**Bedroom** with uPVC double glazed window to front aspects; built in wardrobe storage space with sliding and centre mirror doors, radiator, carpeted floor, ceiling and wall lights and power points.

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## OUTSIDE

The property is approached to the front through open gateway in low level brick and column wall, up concrete driveway with parking and turnaround space, leading to the **Garage** with up and over door to front, uPVC obscure double glazed patio door to side and window to rear, wall lights and power points. The front garden, laid to gravel, is garnished with a range of mature shrubs and bushes, and a beautiful silver birch tree. A paved path leads to the brick wall and ramp up to the front door.

The rear garden, secured by personnel gate to the side and fencing to the boundaries, is a child and pet friendly secure space. With paved patio seating leading off the garden and kitchen, gravel space with stepping stone patio leading to hard standing for garden shed, and lawn to the rear all flanked by established flowers and shrubs. There is useful storage space to the side, concealed by a laurel shrub and timber fencing.



## East Lindsey District Council – Tax band: D

### 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.

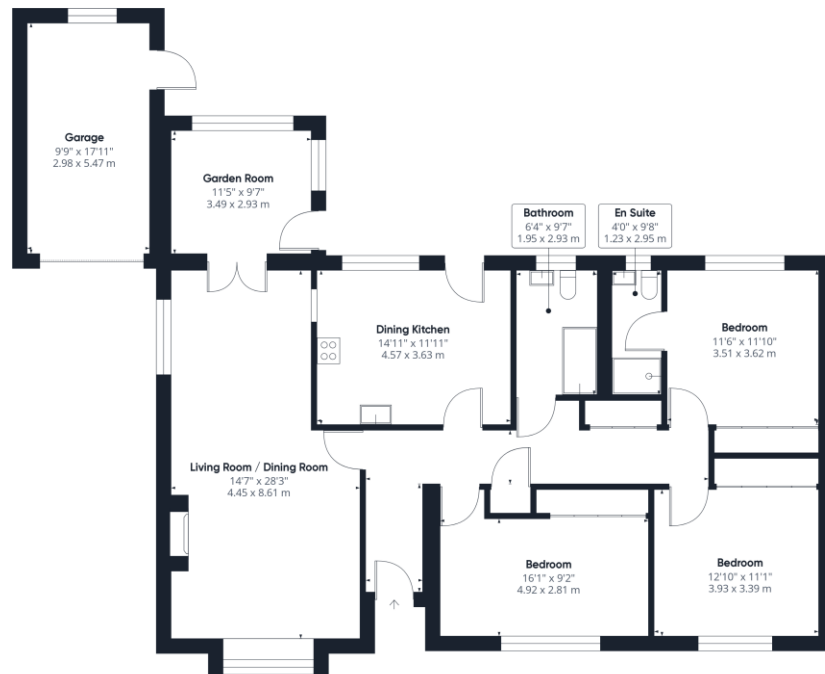
**VIEWING:** By arrangement with the agent's Horncastle office, Old Bank Chambers, Horncastle, LN9 5HY

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