



BRITISH
PROPERTY
AWARDS

2023
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GOLD WINNER

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IN HORNCASTLE



Gold Trusted
Service Award

2023 feefo



15 Cowling Close
Horncastle, Lincolnshire. LN9 6QY



15 Cowling Close, Horncastle

15 Cowling Close is a three bedroom end-terrace property, built by award winning local developers Bell & Shinn in 2016.

The internal accommodation comprises: hall, dining kitchen, lounge and cloakroom to the ground floor with three bedrooms and family bathroom to the first floor. Outside there is a private rear garden and allocated parking spaces to the front.



ACCOMMODATION

Hallway with uPVC obscure double glazed entrance door, spindle and balustrade carpeted staircase to first floor, tiled floor, radiator and power points. Doors to kitchen, cloakroom and to:

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

Dining Kitchen having uPVC double glazed windows and door to rear aspect; a good range of storage units to base and wall levels, sink and drainer inset to roll edge worktop surface with space and connections for upright American style fridge freezer, under counter washing machine, Lamona oven and four ring induction hob beneath extractor canopy, built in slimline Lamona dishwasher. Tiled floor, wall mounted gas fired Worcester boiler, radiator, ceiling spot lights, tv point and power points.

Cloakroom with uPVC double glazed window to front aspect; wash hand basin inset to storage unit, low level WC, tiled floor, radiator and ceiling light.

First Floor

Gallery Landing having built in airing cupboard, carpeted floor, loft access hatch, ceiling light and power points. Doors to bedrooms and to:





Family Bathroom having uPVC obscure double glazed window to rear aspect; P shaped panel bath with regular and monsoon shower heads over, pedestal wash hand basin and low level WC. Tiled floor, heated towel rail and ceiling spotlights.

Bedroom having uPVC double glazed window to rear aspect; built in wardrobe storage space, including mirror fronted sliding door, carpeted floor, radiator, TV point, ceiling light and power points.

Bedroom having uPVC double glazed window to front aspect; built in wardrobe storage space, including mirror fronted sliding door, carpeted floor, radiator, TV point, ceiling light and power points.

Bedroom with uPVC double glazed window to front aspect; built in storage space, carpeted floor, radiator, TV point, ceiling light and power points.

OUTSIDE

The property is situated to the end of a no through road, with dedicated parking space for multiple vehicles to the front. There is an electric vehicle charging point.

Personnel gate to the side, securing the rear garden to ensure a pet and child friendly space, leads to the paved path with storage space off, containing to the rear patio and garden. Laid to lawn, with adjacent seating area boasting a timber pergola cover leading off the dining kitchen. To one corner stands a timber framed garden store, the other laid to bark chips (currently housing a trampoline). There are raised planters to the walled side boundaries, with timber fencing containing the opposite side and the rear.

East Lindsey District Council – Tax band: B

ENERGY PERFORMANCE RATING: B

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

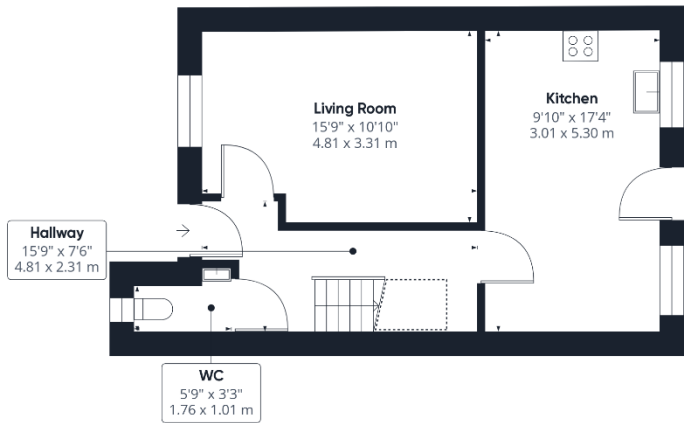
Tel: 01507 522222

Email: horncastle@robert-bell.org;

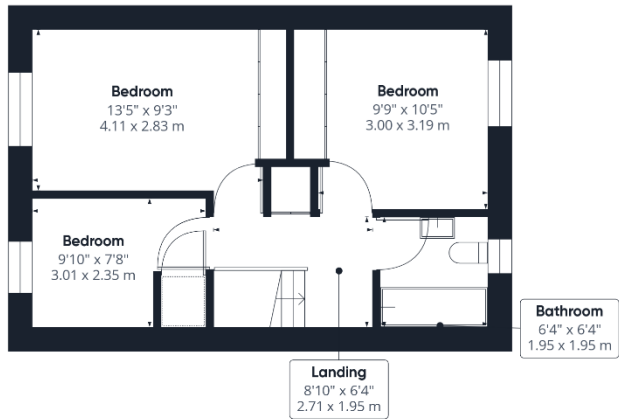
Website: <http://www.robert-bell.org>

Brochure prepared 16.4.2024





Ground Floor



Floor 1



Approximate total area⁽¹⁾

860.8 ft²

79.97 m²

Reduced headroom

18.31 ft²

1.7 m²

(1) 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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DISCLAIMER

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