



5 Stonewell Row

Horncastle, Lincolnshire. LN9 5DD

BELL

ROBERT BELL & COMPANY

A three bedroom mid terrace property located within easy walking distance for most of the centre of the historic market town of Horncastle. The property benefits from spacious living accommodation, an enclosed rear garden and garage. The internal accommodation comprises: dining kitchen and sitting room to the ground floor with three bedrooms and family bathroom to the first floor. Outside there is a garden to the rear and a garage accessed from the rear lane.

NO ONWARD CHAIN



Old Bank Chambers, Horncastle. LN9 5HY
Tel: 01507 522222
E-mail: horncastle@robert-bell.org

www.robert-bell.org



5 Stonewell Row, Horncastle

ACCOMMODATION

Entered to the front through wood single glazed door to:

Dining Kitchen having uPVC double glazed windows 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 upright fridge-freezer, under counter washing machine, space for gas cooker with hob beneath extractor canopy. Tiled floor, radiator, ceiling lights and power points. Open arched doorway to:

Hallway with wood obscure glazed door to rear aspect; staircase to first floor with built in under stairs storage space, wood flooring, wall mounted gas fired ideal boiler, ceiling light and power points. Door to:

Living Room having aluminium sliding doors to rear aspect; log burning stove inset to tiled surround with oak mantle, TV point, radiator, ceiling light and power points.

First Floor

Landing with wood flooring, loft access hatch and ceiling light. Doors to first floor accommodation.

Bedroom having uPVC double glazed window to front aspect; built in oak fronted storage units, carpeted floor, radiator, ceiling light and power points.

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

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

Bathroom having uPVC obscure double glazed window to rear aspect; corner shower cubicle with tiled surround, electric shower over, pedestal wash hand basin and low level WC. Wood flooring, built in airing cupboard with louvre doors, wood built in unit, shaver socket and ceiling light.

OUTSIDE

The property is approached to the front from Stonewell Row, with a lawned space opposite. The rear garden is laid to timber edged flowerbeds with brick paved pathways, patio seating space leading off the living room and, to the rear, personnel access to the garden. There is a **Garage** with wood double doors to front, workshop space, light and power.

The property has right of access from the entrance to Stonewell Row.

East Lindsey District Council – Tax band: A

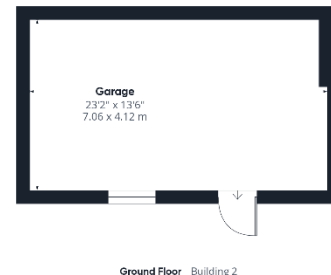
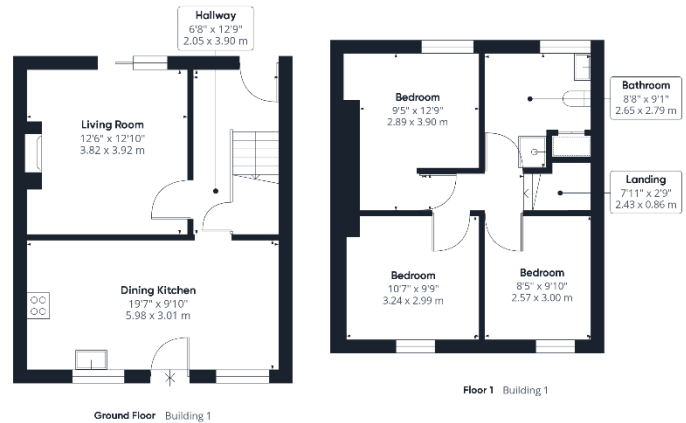
ENERGY PERFORMANCE RATING: tbc

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;

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



DISCLAIMER Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that: - The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; - All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them; - No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property; - All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.