



BRITISH  
PROPERTY  
AWARDS

2023



GOLD WINNER

ESTATE AGENT  
IN HORNCASTLE



Gold Trusted  
Service Award  
2023 feefo



# 1 Islip Court

Horncastle, Lincolnshire. LN9 6RG

# BELL

ROBERT BELL & COMPANY

1 Islip Court is a three-bedroom semi-detached property, occupying a private position within walking distance for most of Horncastle services and amenities. Providing open-plan living-dining room; kitchen, entrance hall and cloakroom to the ground floor; the first includes three bedrooms and family bathroom. The property is complete with garage, and lawned gardens to front and rear plus driveway parking space.



Old Bank Chambers, Horncastle. LN9 5HY  
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# 1 Islip Court, Horncastle

## ACCOMMODATION

**Hallway** with uPVC double glazed entrance door, carpeted floor, radiator, ceiling light and power points. Doors to cloakroom and to:

**Living/Dining Room** having uPVC double glazed French doors to rear with window to front aspect; wood effect flooring, carpeted staircase to first floor with built in under stairs storage space, TV point, ceiling lights and power points. Door to:

**Kitchen** having uPVC obscure double glazed door to side and window to rear aspect; a good range of storage units to base and wall levels, sink and drainer inset to bevel edge worktop with space and

## First Floor

**Gallery Landing** with uPVC double glazed window to side aspect; built in airing cupboard, loft access hatch, carpeted floor, ceiling light. Doors to first floor accommodation.

**Shower Room** having uPVC obscure double glazed window to rear aspect; corner shower cubicle with tiled surround, wash hand basin inset to storage unit, low level WC, tiled floor, heated towel rail and ceiling lights.

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

## OUTSIDE

The property is approached to the front, over a gravel driveway, leading to the Garage with up and over door, light, power and window to rear.

The front garden is laid to lawn, with personnel door securing the side path; which continues to the rear garden, Predominately laid to lawn, a patio seating space leads off the rear of the garage and property, enjoying a westerly aspect across the lawned garden (contained by timber fencing).

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

**ENERGY PERFORMANCE RATING: C**

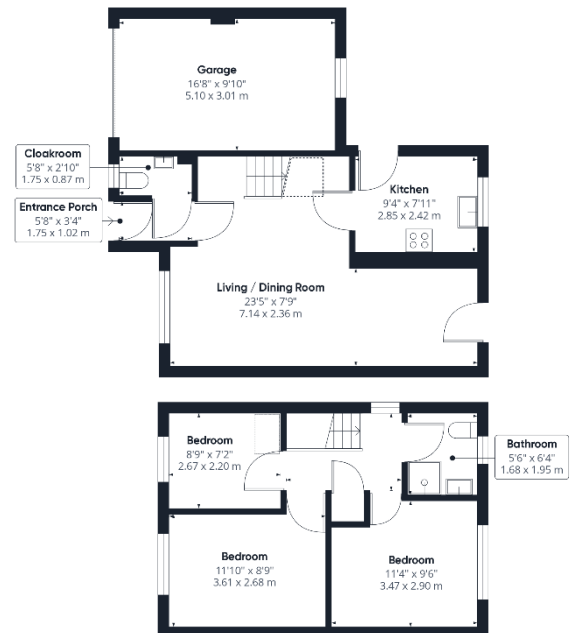
**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

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

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Website: <http://www.robert-bell.org> Brochure prepared 24.4.2024



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