



BRITISH  
PROPERTY  
AWARDS

2024



GOLD WINNER

ESTATE AGENT  
IN HORNCASTLE



44-46 East Street

Horncastle, Lincolnshire. LN9 6AA

**BELL**





## 44-46 East Street, Horncastle

44-46 East Street is a three bedroom end terraced property, with adjoining former shop plus outbuildings, driveway parking, sectional garage and garden to the corner of Foundry Street – within walking distance of the town's services and amenities.

Accommodation comprises: hallway, lounge (with open arches flanking central fireplace), dining room, kitchen and internal access to shop to ground floor; three bedrooms (two doubles) and family bathroom to first floor with external W/C, utility and garage.

Requiring a scheme of modernisation to the utility and shop, additional space for a potential study /studio / workshop.

### ACCOMMODATION

**Hallway** with wooden front entrance door, balustrade carpeted staircase to first floor, radiator, telephone point, ceiling light and power points. Door to:

**Lounge & Dining Room** having wood single glazed sash window with internal secondary glazing to front aspect, bay window to side and further window to rear; gas fire to central chimney, with open arches either side, built in under stairs storage cupboard, carpeted floor, radiators, TV point, ceiling lights and power points. Door to shop store and to:

**Kitchen** having wood double glazed window to rear. Obscure door to side and single glazed obscure window with internal secondary glazing to side; a good range of storage units to base and wall levels, sink and drainer inset to roll edge worktop, Prima oven, four ring hob. Carpeted floor, ceiling light, radiator and power points.

**Shop Store** with carpeted floor, radiator and ceiling light. Open doorway to:

**Shop** with wood single glazed windows to front and rear aspects; wall mounted Ideal gas fired boiler, wood flooring, ceiling lights and power points. Door to side aspect.





**First Floor - Gallery Landing** with wood double glazed window to rear aspect; built in storage space, carpeted floor, loft access hatch and ceiling lights. Doors to first floor accommodation.

**Bathroom** having wood obscure single glazed sash windows to side and rear; with internal secondary glazing; panel bath with electric shower over with board to shower surround, pedestal wash hand basin and low level WC. Carpeted floor, radiator and ceiling lights.

**Bedroom** having wood single glazed sash window with internal secondary glazing to side aspect; carpeted floor, radiator, ceiling light and power points.

**Bedroom** having wood single glazed sash window with internal secondary glazing to front aspect; carpeted floor, radiator, ceiling light and power points.

**Bedroom** having wood single glazed sash window with internal secondary glazing to front aspect; carpeted floor, radiator, ceiling light and power point.

#### OUTSIDE

The property is approached to the front, with door stepping out onto East Street, and driveway to the side providing off road parking and leading to the **Sectional Garage** with up and over door to front.

The side garden is laid to lawn with walled boundary to the side; hedging to the front. A path runs across the rear to the outbuilding, comprising W/C and **Utility Room**, with light and power; space and connections for washing machine, etc. There is a small, south-facing courtyard style garden with patio seating space.

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

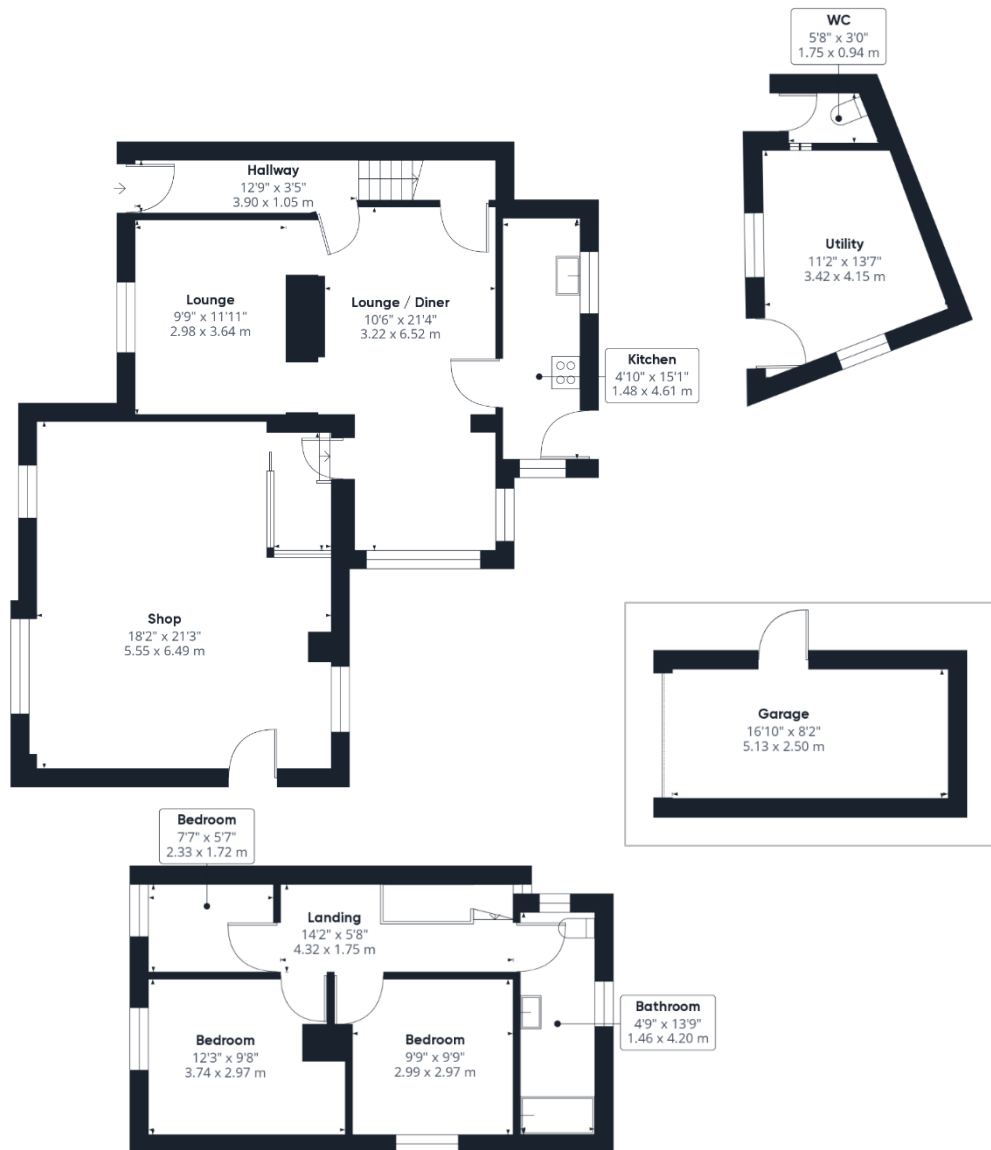
**ENERGY PERFORMANCE RATING: E**

**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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