



BRITISH
PROPERTY
AWARDS

2023

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



Gold Trusted
Service Award

2023 feefo



2 Wesley Way
Horncastle. LN9 6RY

BELL

2 Wesley Way, Horncastle

2 Wesley Way is a spacious four bedroom family home, with flowing ground floor accommodation and gardens to front and rear; set to a popular residential area of Horncastle. The property is excellently presented, offering versatile spaces.

The property is within walking distance for most of the full range of services and amenities available in this Georgian market town – including primary and secondary schooling.

ACCOMMODATION

Hallway having uPVC double glazed entrance door with leaded and coloured glass decoration with uPVC obscure double glazed window to front aspect: spindle and balustrade carpeted staircase to first floor, built in under stairs storage space, wood flooring, radiator, ceiling light and power points. Doors to kitchen and to:

Living Room having uPVC double glazed bay window to front and window to side aspect; gas fire inset to polished stone surround with ornate mantle, wood flooring, radiator, TV point, ceiling point and power points. Wood windowed double doors to:

Dining Room with wood flooring, radiator, ceiling light and power points. Wood door to kitchen; uPVC double glazed French doors to:

Conservatory having uPVC double glazed windows on dwarf brick wall to sides and rear, patio door to side and polycarbonate pitched roof; wood effect flooring, radiator, TV point and power points.

Breakfast Kitchen having uPVC double glazed window to rear aspect; a good range of storage units to base and wall levels, 1 1/2 bowl sink and drainer inset to roll edge worktop with further worktop providing breakfast bar,





space and connections for upright American style fridge freezer, cooker and hob beneath extractor canopy. Tile effect floor, inset ceiling spotlights and power points. Door to:

Utility having uPVC obscure double glazed door to rear aspect; storage units to base and wall levels, sink and drainer inset to roll edge worktop with space and connections for under counter washing machine, dryer. Tile effect flooring consistent with kitchen, radiator, ceiling spotlights and power points. Door to:

Cloakroom with uPVC obscure double glazed window to side aspect; wash hand basin, low level WC, heated towel rail, ceiling light and wood effect flooring.

First Floor -Landing with doors off to:

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; P shaped panel bath with monsoon and regular shower heads over, pedestal wash hand basin and low level WC. Tiles to walls, vinyl flooring, heated towel rail and inset ceiling spotlights.

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

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

En-suite Shower Room having uPVC obscure double glazed window to front aspect; shower cubicle, low level WC, tiles to walls and floor, heated towel rail and ceiling light.



OUTSIDE

The property is approached to the front over tarmac driveway, with turnaround space, continuing to the **Garage** with up and over door to front, wall mounted gas fired Worcester boiler, light and power.

The front garden is laid to lawn with mature shrubs, evergreen hedging and timber fencing to the boundaries. A personnel gate secures the rear garden - laid to lawn with paved patio seating, and a range of established flowers trees and shrubs to the borders. To one corner is hard standing for the garden shed.

East Lindsey District Council– Tax band: D



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...

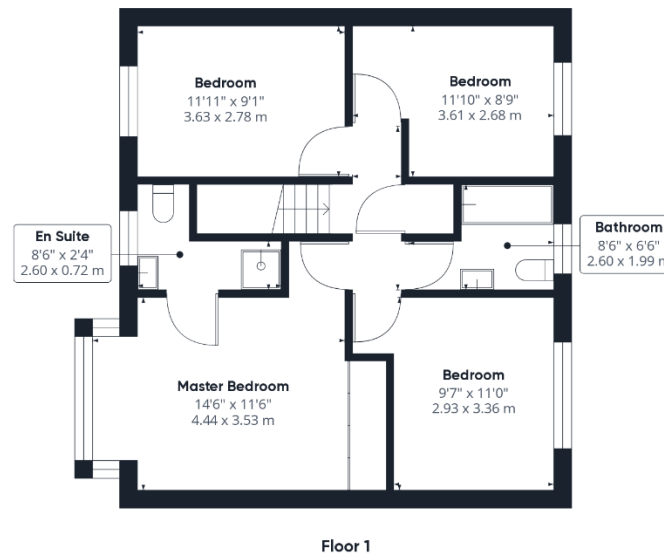
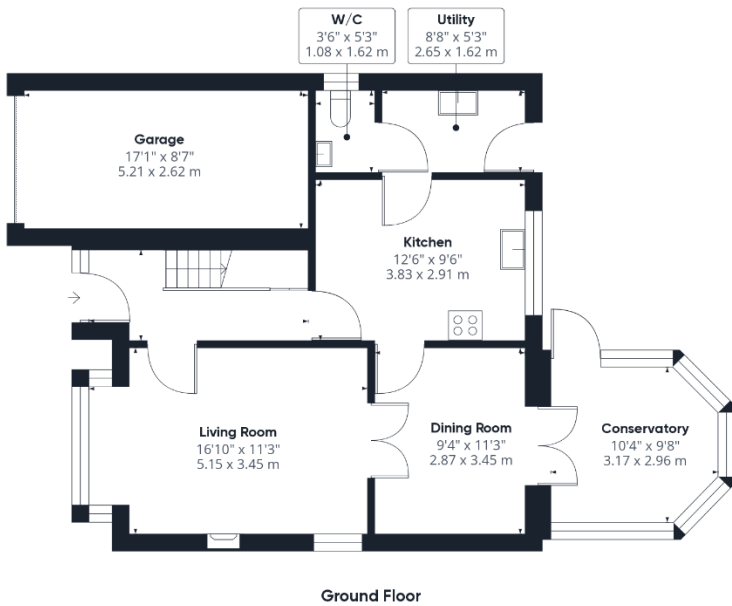
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