



**BRITISH
PROPERTY
AWARDS**

2023



GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



**Gold Trusted
Service Award**

2023

feefo



8 Oaktree Meadow
Horncastle, Lincolnshire. LN9 5PG

BELL



8 Oaktree Meadow, Horncastle

8 Oaktree Meadow is a well presented, modern, three-bedroom mid-terraced property set to a no-through road residential area within walking distance for most of the town centre. Built in 2005 by reputable local builder Brian Todd, the property provides spacious family accommodation with dedicated off road parking, and gardens to the front and rear.

The property is located in a sought-after residential area of the Georgian market town of Horncastle, approximately 20 miles away from the county capital of Lincoln. There is a local primary school and two highly regarded secondary schools including Queen Elizabeth's Grammar School.

ACCOMMODATION

Entrance Hallway with uPVC obscure double glazed front entrance door, carpeted staircase with hand rail to first floor, tiled floor, radiator, ceiling light and power points. Door to:

Living Room having uPVC double glazed leaded window to front aspect; wood effect flooring, radiator, TV point, ceiling light and power points. Wood windowed door to:

Dining Kitchen having uPVC double glazed leaded 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 space and connections for under counter washing machine, slimline dishwasher, upright fridge-freezer, Logik oven and four ring hob beneath belling extractor canopy. Tiled flooring, radiator, ceiling light and power points. Doors to under stairs storage space and to:

Rear Lobby with uPVC double glazed leaded patio door to side aspect; tiled floor and ceiling light. Doors to cloakroom and storage cupboard housing wall mounted gas fired Worcester boiler.





Cloakroom with uPVC obscure double glazed leaded window to rear aspect; low level WC, corner wash hand basin, tiled floor, radiator and ceiling light.

First Floor

Gallery Landing with built in storage space, carpeted floor, ceiling light and power points. Doors to first floor accommodation.

Bathroom having uPVC obscure double glazed leaded window to rear aspect; panel bath with tiled surround, shower over, pedestal wash hand basin and low level WC. Wood effect flooring, radiator and ceiling light.

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

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

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

OUTSIDE

The property is approached to the front via a brick paved path leading to the front door. The front garden is laid to lawn with established flower beds and shrubs to the front.

The path continues under archway and through personnel gate to the private rear garden, laid to lawn with wood chipped and further established flower beds; timber framed shed to the rear corner and paved patio seating space. The boundaries are contained by timber fencing. The property benefits from a dedicated off-road parking space.

East Lindsey District Council – Tax band: D

ENERGY PERFORMANCE RATING: C

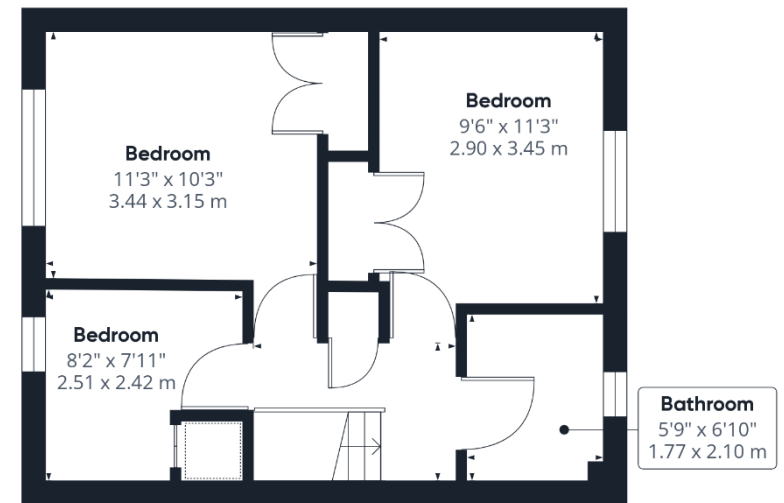
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

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



Floor 1

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