



BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



2 Westholme
Louth Road, West Barkwith, Market Rasen. LN8 5LF

BELL



2 Westholme, West Barkwith

2 Westholme is a two-bedroom mid-terraced property, providing spacious accommodation to a small row of properties to the edge of West Barkwith, an attractive village within 1.5 miles of the well serviced market town of Wragby.

Enjoying garden spaces to the front and rear, off-road parking and external stores; internal accommodation comprises: entrance hallway, living room, central hallway, kitchen, conservatory and office/snug to the ground floor; two bedrooms and bathroom to the first.

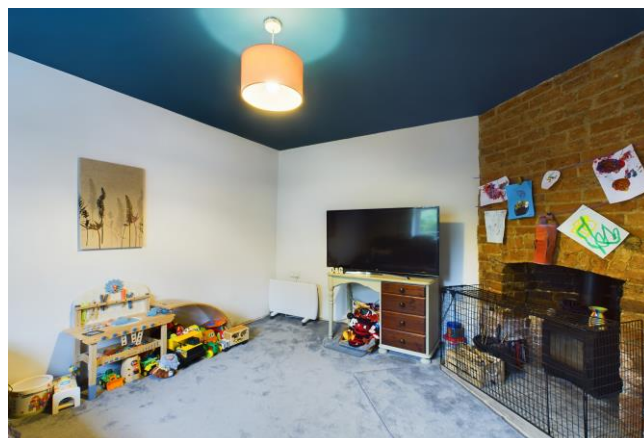
ACCOMMODATION

Entrance Porch with uPVC obscure double glazed entrance door, carpeted floor. Wood door to:

Living Room having uPVC double glazed window to front aspect; exposed brick fireplace with log burner on tile hearth to corner, TV point, ceiling light and power points. Door to:

Hallway with wood single glazed window to front aspect; carpeted floor, staircase up to first floor with built in under stairs storage space, ceiling light and power points. Doors to snug / office and to:

Kitchen having wood single glazed window to rear 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, oven and four ring hob beneath extractor canopy. Ceiling light and power points. Wood single glazed door to rear, to:





Conservatory having uPVC double glazed windows to sides and rear, patio door to side aspect; polycarbonate roof, carpeted floor and power points.

Snug / Office with uPVC double glazed window to front aspect; carpeted floor, ceiling light and power points.

First Floor

Landing with carpeted floor, loft access hatch, ceiling light and power points. Doors to bedrooms and bathroom.

Bedroom 1 with uPVC double glazed window to front aspect; wood style laminate flooring, door to storage space, ceiling light and power points.

Bedroom 2 with uPVC double glazed window to front aspect; door to storage space, carpeted floor, wall mounted electric heater, ceiling light and power points.

Bathroom having uPVC double glazed window to rear aspect; panel bath with shower over, tiled surround, pedestal wash hand basin and low level WC. Built in airing cupboard, soft style tiled floor and ceiling light,

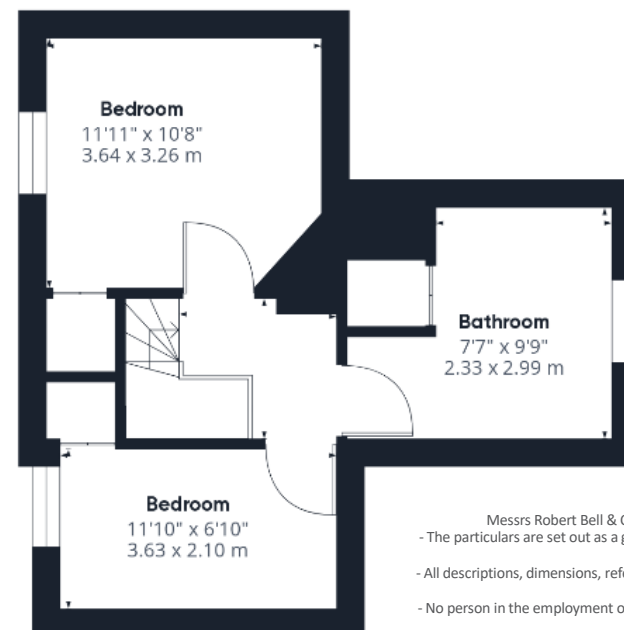
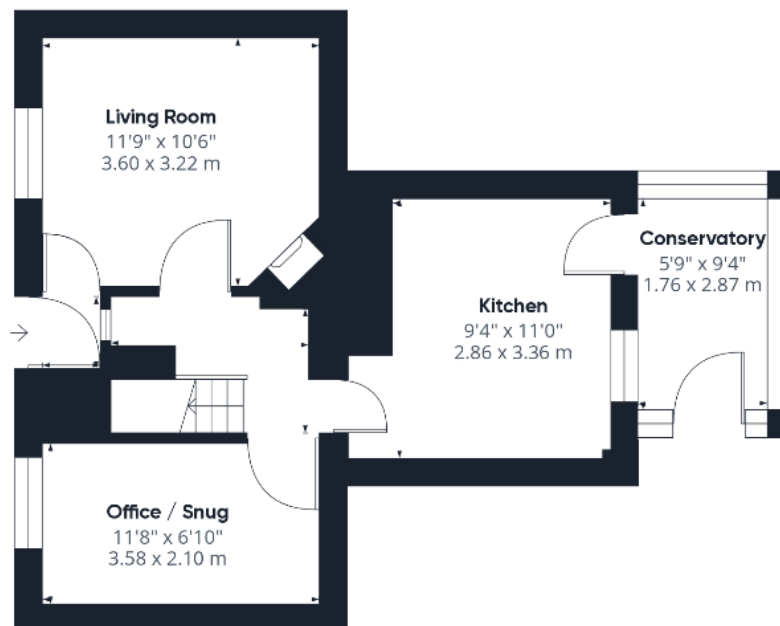
OUTSIDE

The property is approached to the rear, via a driveway circling across the back from Louth Road, and providing dedicated off road parking space.

The front garden, contained by fencing to sides and hedged front boundary with personnel gate to centre, is laid to lawn with path leading up to the front storm porch. The rear garden is also predominantly laid to lawn, with established flowerbeds to the borders.

A path leads to the brick and tile coal store to the rear; behind this stands a further fuel store accessed via path and personnel gate from the garden and round to the gravel driveway parking space





East Lindsey District Council – Tax band: A
ENERGY PERFORMANCE RATING: D

Mains water, electric – heating electric storage heaters

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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