



7 College Close
Horncastle, Lincolnshire. LN9 6BY



7 College Close, Horncastle

7 College Close is an end of terrace two-bedroom house with generous garden, situated on a no through road development of similar properties.

Well presented and maintained, the property offers spacious accommodation to a popular residential area in the Georgian market town of Horncastle, within close proximity of the facilities and services on offer.

ACCOMMODATION

Storm Porch with uPVC main entrance door beneath to:

Living Room having uPVC double glazed bay window to front aspect; stone fireplace with wood surround and electric fire inset, open leaf wood staircase to first floor, carpeted floor, radiator, TV point, wall lights and power points. Open arched doorway to:

Breakfast Kitchen having wood window to rear aspect; a good range of storage units to base and wall levels, sink and drainer, roll edge worktop with breakfast bar to side. Space and connections for upright fridge freezer, under counter washing machine, oven and induction hob. Vinyl flooring, radiator and ceiling light. Door to:

Conservatory with uPVC double glazed windows, with French doors to side; tiled flooring.

First Floor

Landing with built in storage spaces, carpeted floor and ceiling light. Doors to first floor accommodation.

Bedroom 2 with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.





Shower Room having uPVC double glazed obscure window to side aspect; shower cubicle with tiled surround, pedestal wash hand basin and low level WC. Tiled to half height to walls, radiator and ceiling light.

Bedroom 1 having uPVC double glazed window to front aspect, built in wardrobe space, carpeted floor, radiator, ceiling light and power points.

OUTSIDE

The property is approached to the front via a gravel driveway, with lawned space to the front. Personnel gate leads through to the rear garden, laid to lawn with hedged and fenced boundaries, gravel path leading to the garden store.

East Lindsey District Council – Tax band: A

ENERGY PERFORMANCE RATING: D

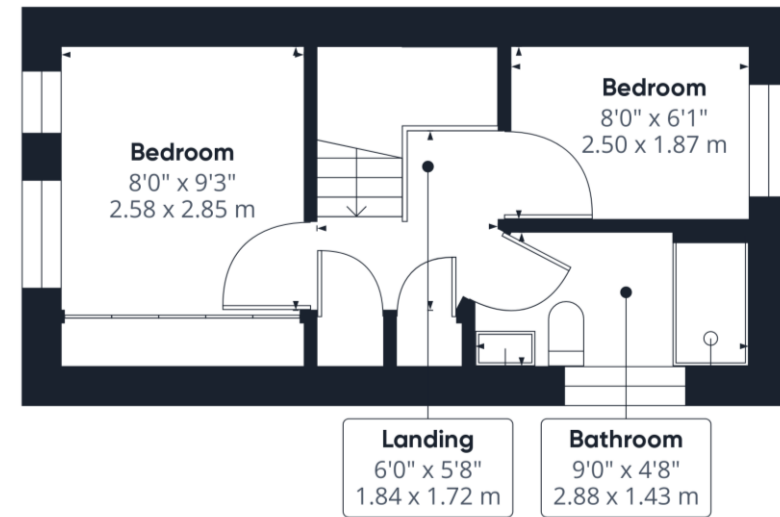
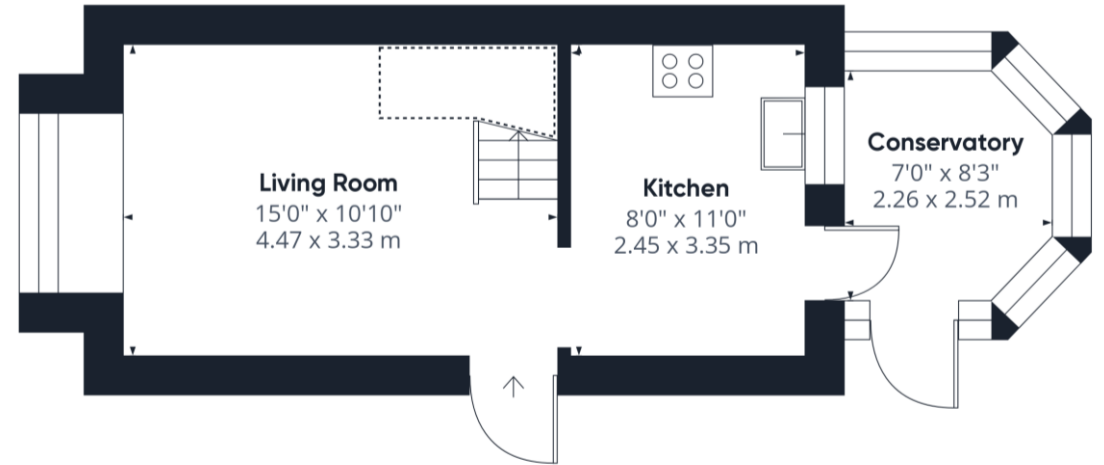
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office...

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Brochure prepared 24.7.24





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