



BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN HORNCastle



22 Queen Street
Horncastle, LN9 6BD





22 Queen Street Horncastle

22 Queen Street is a Grade II listed four-bedroom family home, set to a mid-terraced position; providing spacious, well-presented accommodation. Enjoying a large living room; dining room through to kitchen and cloakroom complete the ground floor – with access to a small but useful cellar. Four bedrooms (including one through from another) and family bathroom are laid out to the first floor. The property boasts high ceilings throughout and period fireplaces.

Within walking distance for most of the full range of services and amenities – including primary and secondary schooling – on offer in this Georgian market town, the property enjoys a generous courtyard style rear garden.



ACCOMMODATION

Entered to the front through wood door to ...

Hallway - with spot lights to ceiling, radiator, wood flooring. Wood door to cellar, to cloakroom, dining room and ...

Living Room - with wood single glazed sash window to front, light to ceiling, wood flooring. Ornate fireplace with oak surround, multiple power points, Tv point, radiator.



Dining Room - with wood single glazed sash window to rear, spot lights to ceiling, radiator; tiled flooring. Wood door to...

Kitchen - with wood single glazed windows and uPVC double glazed patio door to side. Spot lights inset to ceiling, sink and drainer to roll edge worktop. Good range of storage units to base and wall levels. Beko oven and four ring induction hob beneath extractor canopy, space arm connections for under counter washing machine, slimline dishwasher and upright fridge-freezer. Radiator; multiple power points and wood effect flooring.

Cloakroom - with light to ceiling, low level W/C, wood single glazed obscure window to rear, wood effect flooring.

Up carpeted stairs to ...

First Floor Landing - with light to ceiling, loft access hatch, multiple power points, carpet. Wood doors to bedrooms and ...

Family Bathroom - with wood double glazed obscure sash window to rear, light to ceiling. Low level w/c, pedestal sink, bath with wood panel surround and Mira electric shower over. Tiles to wall, tile effect flooring. Wood doors to built in storage space.

Bedroom - with wood double glazed sash window to rear, light to ceiling, carpet, multiple power points, radiator. Wood door to ...

Bedroom - with wood single glazed windows to side, lights to ceiling, electric wall mounted heater, carpet; multiple power points.





Bedroom - with wood single glazed sash window to front, light to ceiling, feature fireplace, carpet, multiple power points, radiator, wood door to built in storage space.

Bedroom - with wood single glazed sash window to front, light to ceiling, carpet, multiple power points, radiator, wood door to storage space.

OUTSIDE

The property boasts a courtyard style rear garden, paved, with brick edged flower beds laid before the walled boundaries. Wood doors lead to a pair of useful stores.

DISCLAIMER

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East Lindsey District Council – Tax band: A
ENERGY PERFORMANCE RATING: tbc
Electric heating. Mains Drainage.

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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Approximate total area⁽¹⁾

1378.64 ft²

128.08 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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