



7 Whelpton Close
Horncastle, Lincolnshire. LN9 6SF





7 Whelpton Close Horncastle

7 Whelpton Close is a two-bedroom, linked detached property with generous living-dining room; gardens to the front and rear, and a single garage. Situated on a quiet no through road, in a sought-after residential area of the Georgian market town of Horncastle.

The property, built in 2000 by Hugh Bourn Homes, offers plenty of off-road parking and a delightful south facing rear garden.

ACCOMMODATION

Entrance Hallway having wood effect double glazed front entrance door with obscure and coloured glass, built in airing cupboard and storage cupboard, carpeted floor, loft access hatch, radiator, telephone point, ceiling lights and power points. Doors to accommodation including:

Kitchen having uPVC double glazed window to front aspect; a good range to storage units to base and wall levels, sink and drainer inset to roll edge worktop with space and connections for under counter washing machine and fridge, Stoves cooker and hob beneath extractor canopy. Tile effect flooring, ceiling light and power points. uPVC double glazed obscure patio door to side aspect.

Bathroom having uPVC double glazed obscure window to side aspect; bath with electric shower over, tiled surround, pedestal wash hand basin and low level WC. Carpeted floor, radiator, tiled walls to half height.

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





Living / Dining Room having uPVC double glazed French doors and windows to rear aspect; electric fire inset to tiled surround with wood mantle, carpeted floor, radiator, TV point, ceiling light and power points.

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

OUTSIDE

The property is approached to the front via a brick paved driveway, leading to the **Garage** with up and over door, personnel door to the rear, light and power.

The front garden is laid to gravel with established shrubs and lawn to the verge. A paved path leads from the driveway to the front door, and round the side through personnel gate to the child and pet friendly secure rear garden.

With paved patio seating beneath timber and polycarbonate canopy, and greenhouse to side, the rear garden is predominately laid to lawn with further paved and gravelled spaces at the rear; and attractive range of flowers and shrubs. With wood panel fencing to the boundaries, the garden is south facing.

East Lindsey District Council – Tax band: A

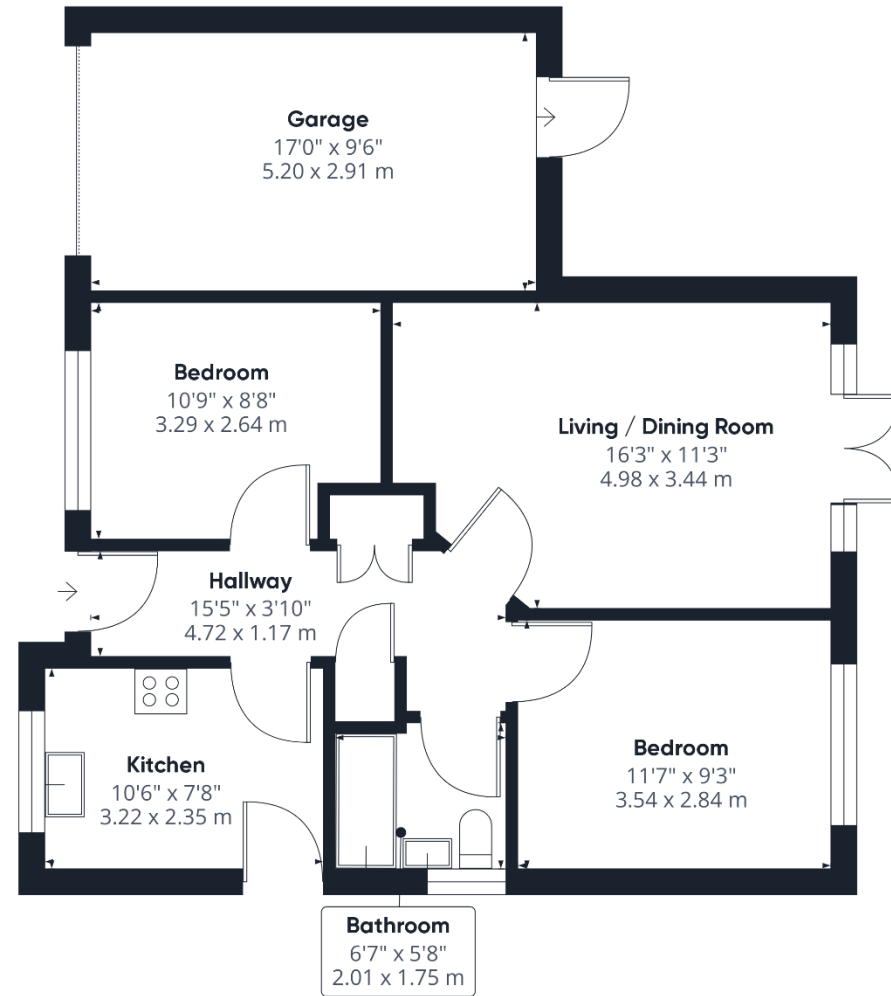
ENERGY PERFORMANCE RATING: tbc

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.
Tel: 01507 522222;
Email: horncastle@robert-bell.org;
Website: <http://www.robert-bell.org>

Brochure prepared 5.8.2024





Approximate total area⁽¹⁾
753.04 ft²
69.96 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.

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