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PROPERTY  
AWARDS  
2024

GOLD WINNER

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### 3 Kirk Close West Ashby, Horncastle. LN9 5PX

# BELL

3 Kirk Close is a spacious, three-bedroom semi-detached property enjoying rural views from the first floor. Requiring a scheme of modernisation, the property offers generous living room and conservatory spaces, alongside a kitchen with utility area, store and cloakroom. The first floor comprises three bedrooms, bathroom and W/C; with the property having parking laid to the front and a generous rear garden with fruit trees.

Set to a private position on a no-through road; the property enjoys the neighbouring Lincolnshire Wolds landscape from its village edge position – being on the Southern fringe of the designated Area of Outstanding Natural Beauty. Within two miles is the well-served Georgian market town of Horncastle.



Old Bank Chambers, Horncastle. LN9 5HY  
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# 3 Kirk Close West Ashby Horncastle LN9 5PX

## ACCOMMODATION

The property is entered to the front, into the hallway with staircase to first floor. Doors through to the Living Room and Kitchen.

The Living Room is of a generous size, with ample space for a dining area and lounge arrangement. Boasting two fireplaces, this space steps out to the conservatory; partially timber roofed with further canopy and upvc double glazed windows to the sides and rear. An open doorway leads to a useful storage area.

The kitchen, with storage units to base and wall levels, looks out to the front, with a large utility / breakfast room space around the corner; leading to a storage space and downstairs cloakroom.

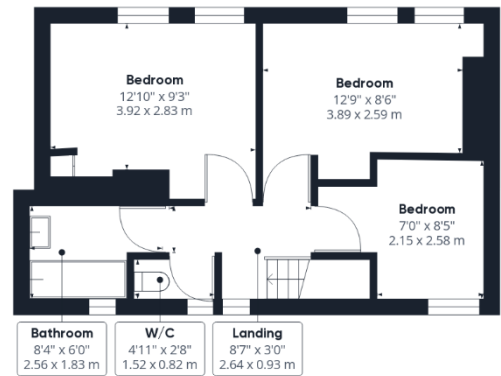
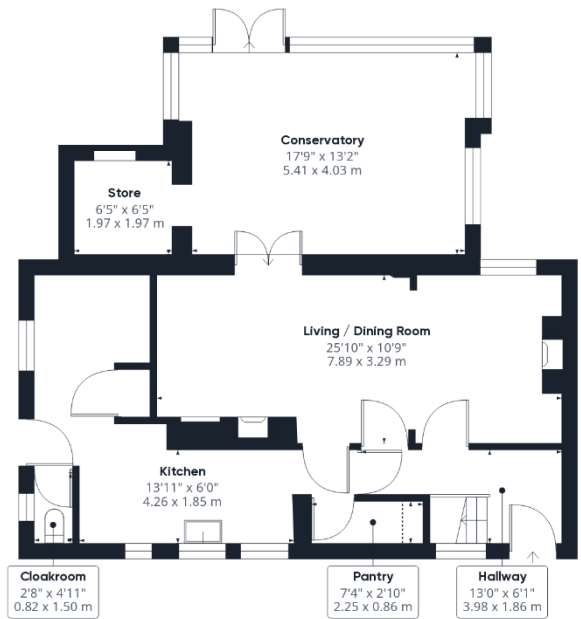
First floor accommodation comprises three bedrooms, two looking out on the rear and one with to the front; a bathroom and separate W/C.

With uPVC single glazing throughout, the property enjoys a southerly aspect to the rear; with the first floor looking across to arable farmland to the South-West.

## OUTSIDE

The property is approached to the front up concreted Kirk Close, with parking space laid out to the front.

The rear garden is predominately laid to lawn with mature established flowers, and fruit trees including a successful plum. There are hard standing spaces to the rear corners.



Please Note – The agents have been informed a previous occupier passed away in the property, for further information contact our sales team, if required.

East Lindsey District Council – Tax band: - B

ENERGY PERFORMANCE RATING: tbc

Mains water, electric and drainage – Oil fired central heating.

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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