



BRITISH  
PROPERTY  
AWARDS  
2024

GOLD WINNER

ESTATE AGENT  
IN HORNCastle



**82-86 Foundry Street**  
Horncastle, Lincolnshire. LN9 6AF





## 82-86 Foundry Street Horncastle

Robert Bell & Co. are pleased to offer to market 82-86 Foundry Street; an end-terraced property comprising spacious reception areas, and three bedrooms – alongside the adjacent further one-bedroom dwelling, courtyard style garden and large garage/workshop space to the rear. Boasting off-road parking, accessed to the side from Cross Street, the property will suit a range of potential purchasers with scope for modernisation, and re-organisation of the significant space on offer (subject to the necessary consents, where relevant).

Foundry Street is within walking distance for most of the wide range of amenities Horncastle has to offer, including supermarkets, leisure centre, post office, banks, pharmacists and a range of local shops and cafes. A regular bus service runs from the county capital of Lincoln and the coast resort of Skegness- which are both 21 miles away.



### ACCOMMODATION

**Number 82:** Entered to the rear, through wood double glazed door to:

**Kitchen** having uPVC double glazed window to rear looking across the courtyard garden; storage units to base level. Blanco sink and drainer inset to roll edge worktop, Integrated dishwasher, space for under counter fridge and cooker with tiled surround. Tiled floor, ceiling lights and power points. Sliding wood door to hallway, open doorway to:



**Dining Room** with uPVC double glazed window to front aspect, tiled fireplace, tiled flooring, radiator and ceiling light.

**Hallway** having uPVC double glazed obscure window to side aspect; staircase to first floor, built in under stairs storage space, radiator, wood effect flooring, ceiling lights. Doors to living room, dining room, bathroom and snug / office.

**Living Room** with uPVC double glazed windows to front aspect; carpeted floor, gas fire, radiator, ceiling light and power points.

**Snug / Office** with UPVC double glazed obscure patio door and window to rear; carpeted floor, radiators, ceiling lights and power points.

**Bathroom** having uPVC double glazed obscure window to side aspect; low level WC, pedestal wash hand basin, Wetroom floor with open shower space, radiator, tiles to walls, ceiling light and shaver socket.

#### **First Floor**

**Landing:** with uPVC double glazed obscure windows to sides; wood sliding doors to large storage space, door to airing cupboard. Wall mounted gas fired boiler, radiator and carpeted floor. Doors to:

**Bedroom 1** with uPVC double glazed window to front aspect, enjoying easterly view over neighbouring trees; carpeted floor, radiator, wall lights and power points.

**Bedroom 2** with uPVC double glazed window to front, enjoying easterly aspect; alcove shelving and hanging space, carpeted floor, radiator, ceiling light and multiple power points.

**Bedroom 3** with uPVC double glazed window to rear aspect, enjoying westerly view over courtyard garden; carpeted floor, radiator, ceiling light and power points.





**Number 86** Entered to the front through uPVC double glazed obscure door to:

**Living Room** with uPVC double glazed window to the front enjoying a westerly aspect; carpeted floor, TV point, radiator, ceiling light and power points, Door to:

**Kitchen** having uPVC double glazed window to rear, westerly aspect and patio door to rear entering the courtyard. A good range of modern kitchen units to base and wall levels, sink and drainer inset to roll edge worktop; space and connections beneath for washing machine and fridge. Wood effect flooring, doors to understairs storage space and to:

Carpeted stairs to:

**First Floor Landing**, with wood doors to bathroom and:

**Bedroom** with uPVC double glazed obscure window to front, enjoying easterly aspect; carpeted floor, radiator and power points and radiator.

**Bathroom** having uPVC double glazed obscure window to rear aspect; offering bright, spacious area with low level WC, pedestal wash hand basin, panel bath with tiled surround and electric shower over. Wood effect flooring, wall mounted gas fired boiler, wall mounted heated towel rail and built in airing cupboard.

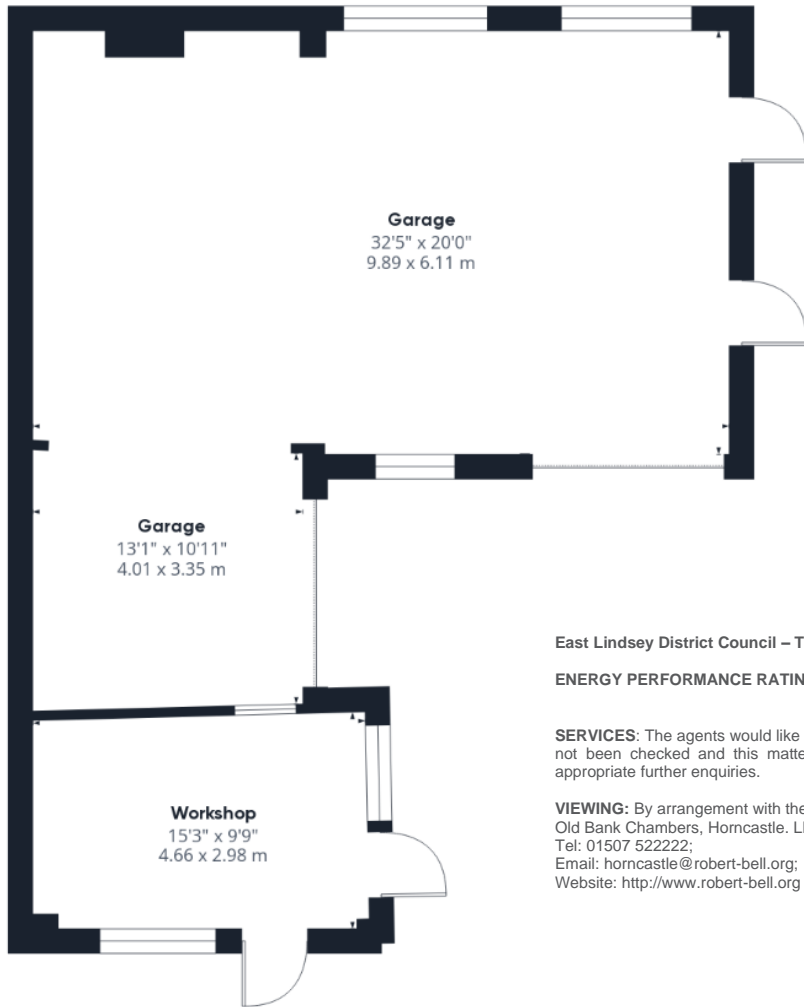
## OUTSIDE

Entered to the side, through double vehicle gates, is the courtyard style garden; with concrete driveway parking and turnaround space leading to the range of outbuildings:

A brick built, corrugated roof **Garage / Store** adjacent to an L-shaped, double fronted **Garage and Workshop** with pitched roof, some of brick construction with timber extension and personal doors to side. Light and power throughout.







East Lindsey District Council – Tax band: B (82) A (86)

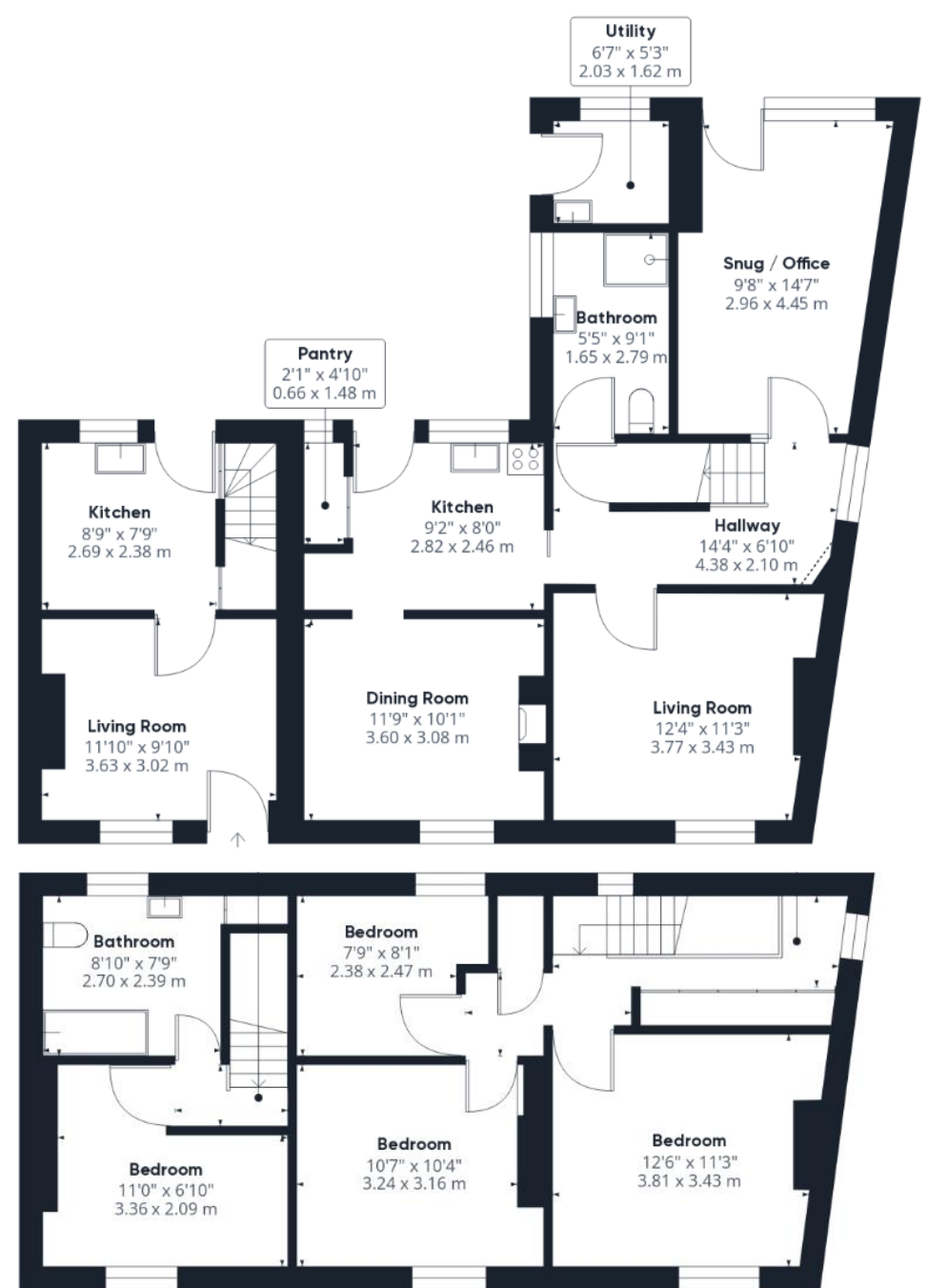
ENERGY PERFORMANCE RATING: D (86) tbc (82)

**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](mailto:horncastle@robert-bell.org);  
Website: <http://www.robert-bell.org> Brochure prepared 12.8.2024

**DISCLAIMER**

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