



BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



68 Foundry Street
Horncastle. LN9 6AB

BELL

68 Foundry Street is a recently updated, two-bedroom mid-terraced property; with spacious living, dining and kitchen areas. Set to a popular residential area of this Georgian market town, the property is within walking distance for most of the full range of services and amenities Horncastle has to offer, including the prestigious Queen Elizabeth's Grammar School. The property benefits from a generous, South-facing rear garden with outbuilding.



Old Bank Chambers, Horncastle. LN9 5HY
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ACCOMMODATION

Entered to the front through upvc double glazed obscure door to...

Living Room – with upvc double glazed window to front, lights to walls, alcove shelving and storage to wall, tv point, multiple power points, radiator, wood effect flooring. Open archway to

Dining Room, lights to ceiling and walls, multiple power points, radiator, wood effect flooring. Open doorway to...

Breakfast Kitchen – with upvc double glazed window to rear, wood obscure window to side, upvc double glazed obscure patio door to rear, good range of modern storage units to base and wall levels, 1 1/2 sink and drainer inset to roll edge worktop, space and connections for gas cooker, under counter washing machine and dryer, upright fridge-freezer, wood effect flooring, multiple power points, exposed brick breakfast bar, radiator.

Carpeted stairs with spindle and balustrade from Dining Room to...

First Floor Landing – with light to ceiling, loft access hatch, carpet, wood doors to bathroom, bedrooms.

Bedroom One – with upvc double glazed window to front, light to ceiling, radiator, carpet, multiple power points, tv point, built in storage spaces to wall, and table over.

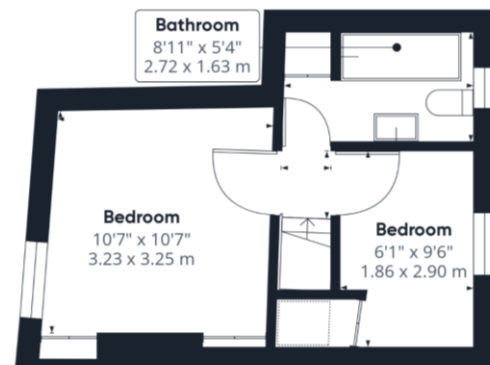
Bathroom – with upvc double glazed obscure window to rear, light to ceiling, low level w/c, pedestal sink, bath with shower attachment, tiled surround. Wood effect flooring, radiator, wood doors to built in wardrobe space.

Bedroom – with upvc double glazed window to rear, light to ceiling, radiator, carpet, multiple power points, wood door to storage space.

OUTSIDE

The front space is contained by brick wall with gravelled space flanking path to the front door.

The rear garden, accessed up passageway to the side, is laid to paving stones with mature established flower beds to the borders, and low-level wall containing a seating space off the rear. With walled boundaries, the outside space is complete with a brick and tile outbuilding.



East Lindsey District Council – Tax band: A

ENERGY PERFORMANCE RATING: tbc

Mains water, electricity, drainage. Gas 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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