



BRITISH  
PROPERTY  
AWARDS  
2024

GOLD WINNER

ESTATE AGENT  
IN HORNCASTLE



27 Accommodation Road  
Horncastle, Lincolnshire. LN9 5AS





## 27 Accommodation Road Horncastle

**NO ONWARD CHAIN!** 27 Accommodation Road is an attractive two-bedroom detached bungalow, providing light, spacious accommodation - with entrance porch to the side, breakfast kitchen and living room enjoying the front aspect. The property boasts front and rear garden spaces; alongside a large garage and driveway.

The property is set to a popular residential area of Horncastle, a Georgian market town with a full range of services and amenities within walking distance for most. Public transport links provide convenient access to the stunning Lincolnshire coast (21 miles to the East) and the county city of Lincoln (21 miles to the West).

### ACCOMMODATION

Entered to the side, through uPVC double glazed door to ...

**Entrance Porch** - with uPVC double glazed windows to front, side and rear, tiled flooring, wood obscure door to ...

**Breakfast Kitchen** – with uPVC double glazed windows to front and side, lights to ceiling, good range of storage units to base and wall levels, 1 1/2 sink and drainer inset to roll edge worktop surface, neff oven, four ring induction hob beneath extractor canopy, electric heater, space and connections for under counter washing machine, tile effect flooring, wood doors to storage spaces, wood door to...

**Living Room** – with uPVC double glazed window to front, light to ceiling, electric heater, carpet, multiple power points, gas fired inset to stone surround with wood overmantle, wood door to...





**Hallway** – with light to ceiling, loft access hatch, carpet, wood doors to bedrooms and bathroom.

**Bedroom One** – with uPVC double glazed window to rear, light to ceiling, carpet, electric heater, wood doors to built in wardrobe storage spaces, multiple power points.

**Bedroom Two** – with uPVC double glazed window to rear, french doors to rear, light to ceiling, carpet, multiple power points, wood slatted doors to built in wardrobe and storage spaces, electric heater.

**Bathroom** – with uPVC double glazed obscure window to side, light to ceiling, low level wc, hand wash basin inset to vanity unit, bath with tiled surround, wood effect flooring, electric heater.

### Outside

The property is approached to the front, up concreted driveway proving ample off road parking for multiple vehicles and leading to the Detached **Single Garage** - with up and over door, light and power. UPVC double glazed window to rear; personnel door to side.

The front garden is laid to low maintenance gravel with mature established borders; shrubs to front corners and a low level stone wall containing from the roadside. The rear garden, accessed through personnel gates to ensure a child and pet friendly space, is laid to lawn with raised stone edge planters, and mature established shrubs and trees. The boundaries are contained by mixed fencing and hedging.



East Lindsey District Council – Tax band: C

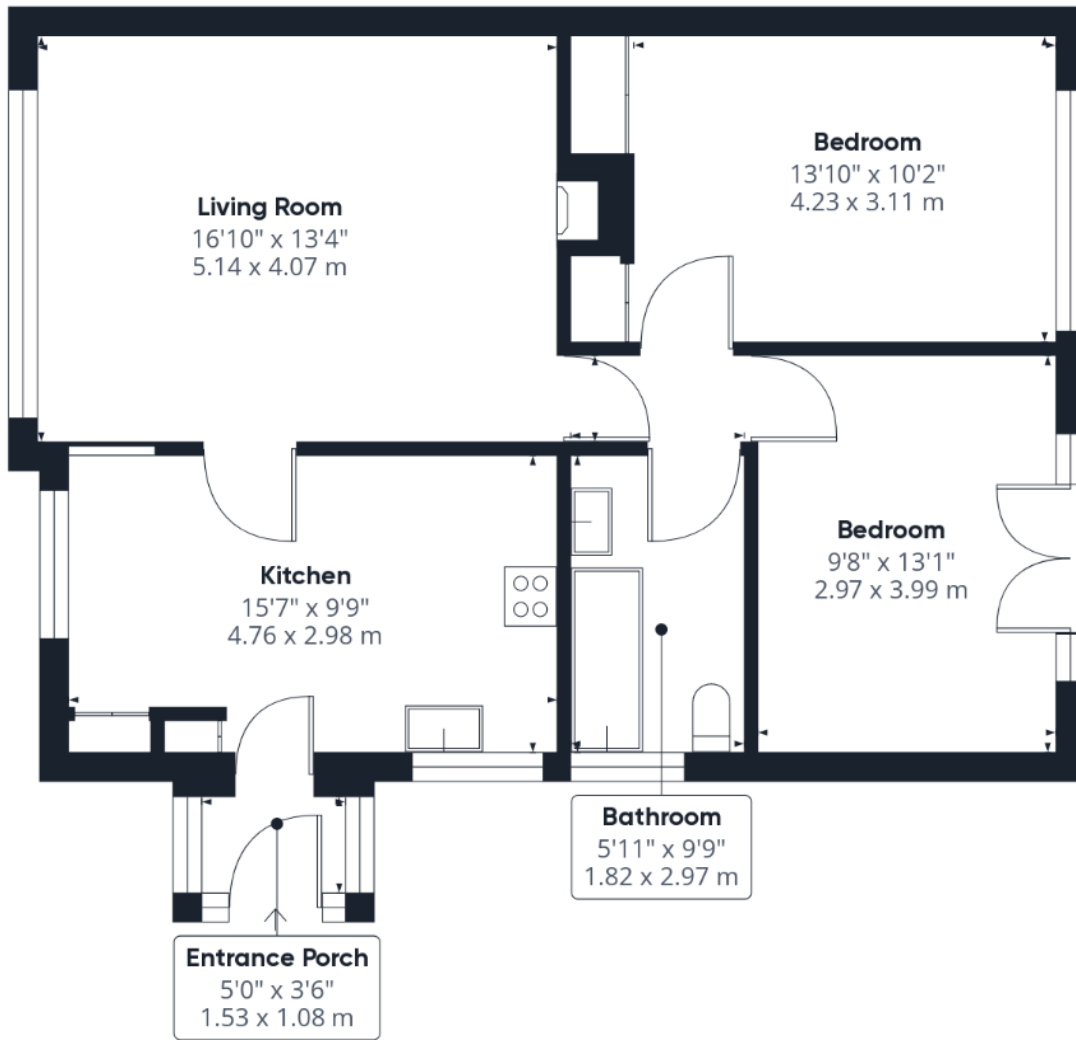
ENERGY PERFORMANCE RATING: F

Mains drainage, electricity, gas and water

**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 20.08.2024



**DISCLAIMER**

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:  
 - The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;  
 - All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;  
 - No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.  
 - All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



Old Bank Chambers, Horncastle. LN9 5HY  
 Tel: 01507 522222  
 Email: horncastle@robert-bell.org

[www.robert-bell.org](http://www.robert-bell.org)

