



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



48 East Street
Horncastle, Lincolnshire. LN9 6AA





48 East Street Horncastle

48 East Street is an attractive three-bedroom property, providing modern accommodation to a convenient position in Horncastle.

With dedicated off road parking, courtyard style garden and outdoor storage, the property is within walking distance for most of the town's full range of services and amenities, including primary & secondary schooling and public transport links to the coast and city of Lincoln.

ACCOMMODATION

Hallway having uPVC double glazed obscure front entrance door, spindle and balustrade carpeted staircase to first floor, tiled floor, radiator, ceiling lights and power points. Doors to living room, dining room, open doorway to central hallway.

Living Room having uPVC double glazed bay window to front aspect; log burning stove on tiled stand with exposed brick surround, carpeted floor, radiator, ceiling rose and light fitting and power points.

Dining Room with uPVC double glazed window to rear aspect; radiator, ceiling light and power points.

Central Hallway with wood single glazed obscure window to side aspect, built in storage space, tiled floor, radiator and ceiling lights. Open doorway to:

Kitchen having uPVC double glazed windows to sides; a good range of modern storage units to base and wall levels, wood effect square edge worktop, sink and drainer with space and connection for under counter dishwasher, fridge, Indesit oven and four ring hob. Wood effect flooring, radiator, ceiling light and power points.





Utility having uPVC double glazed door to side, windows to side and rear aspects; storage units to base and wall levels, space and connections for under counter washing machine, dryer and fridge. Wood effect flooring, radiator, ceiling light and power points. Door to:

Cloakroom with uPVC double glazed obscure window to rear aspect; wash hand basin, low level WC, wood effect flooring and ceiling light.

First Floor

Landing with carpeted floor, loft access hatch and ceiling light. Doors to first floor accommodation.

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

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

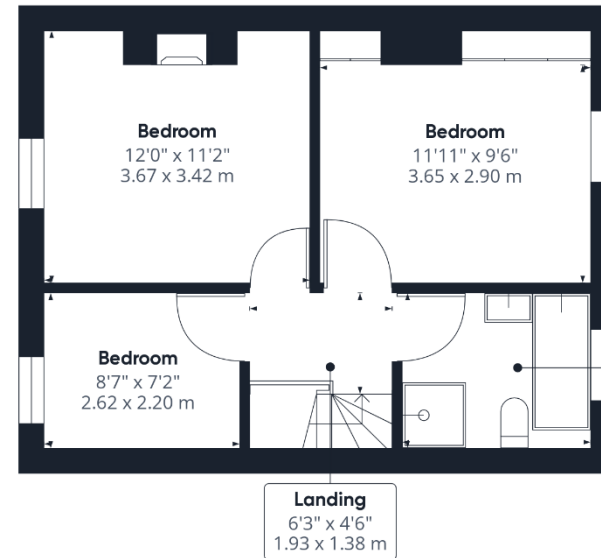
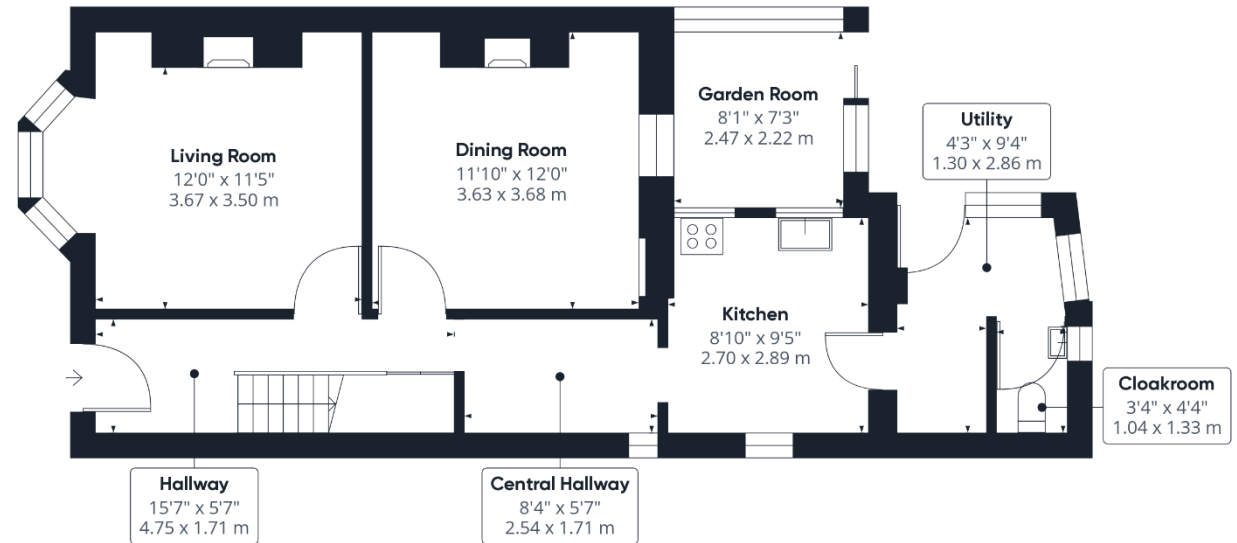
Bedroom with uPVC double glazed window to rear aspect; built in wardrobe and storage spaces - including housing gas fired boiler, carpeted floor, radiator, ceiling light and power points. Door to:

Bathroom having uPVC double glazed obscure window to rear aspect; panel bath with tiled surround, corner shower cubicle with tiled surround, pedestal wash hand basin and low level WC. Tile effect flooring, radiator, ceiling light and extractor fan.

OUTSIDE

Parking is available to the side, leading off Foundry Street. A personnel gate secures the rear, with path leading behind the neighbouring garden and to the courtyard garden at the rear. With storage space covered by a timber canopy, the small garden area is contained by timber fencing, and accesses the **Garden Room** with Upvc double glazed sliding doors to rear, light and power.





East Lindsey District Council – Tax band: B

ENERGY PERFORMANCE RATING: D

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.

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Brochure prepared 4,9,2024

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