



BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN HORNCastle



63 Prospect Street
Horncastle, Lincolnshire. LN9 5AX



63 Prospect Street Horncastle

63 Prospect Street is a spacious two-bedroom bungalow, set back from the road, with front, side and rear gardens contributing to a 0.16 acre (sts) plot in a popular area of Horncastle.

Within walking distance for most of the full range of services and amenities available in the town, the property offers generously sized living room, kitchen and two double bedrooms, plus shower room and single garage.

ACCOMMODATION

Entrance Porch with uPVC double glazed French doors to front, tiled flooring and ceiling light. Wood single glazed obscure door to:

Hallway with carpeted floor, loft access hatch, radiator, ceiling light and power points. Doors to accommodation, including:

Living Room having uPVC double glazed window to front aspect; polished stone fireplace with electric fire inset, wood surround, carpeted floor, TV point, radiator, wall lights and power points.

Kitchen having uPVC double glazed window to rear, obscure door to side aspect; a food range of storage units to base and wall levels with space and connections for upright fridge freezer, under counter washing machine, Electrolux oven and four ring hob beneath extractor canopy. Tile effect flooring, radiator, wall mounted gas fired Ideal boiler, built in storage cupboards, ceiling lights and power points.

Shower Room having uPVC double glazed obscure window to rear aspect; corner shower cubicle with tiled





surround, Triton electric shower fitting, wash hand basin inset to storage unit, low level WC, carpeted floor, radiator and ceiling light.

Bedroom 2 with uPVC double glazed window to rear aspect; carpeted floor, radiator, built in storage space, ceiling light and power points.

Bedroom 1 with uPVC double glazed window to front aspect; carpeted floor, built in storage space and bedroom furniture, radiator, ceiling light and power points.

OUTSIDE

The property is approached to the front, up brick paved driveway opening out to parking and turnaround space for multiple vehicles, continuing to the front door and to **Single Garage** with up and over door, sink, light, power, door to rear. The front garden is laid to gravelled bed with stepping stone path through the centre. Mature shrubs and hedging colour the front space, which is home to a timber garden shed.

The side garden, laid to lawn, wraps around the rear, with established flowers, shrubs and further hedging; a timber **Summerhouse** stands to the corner while a paved patio leads off the rest of the garage. The property enjoys further garden space to the side; laid to lawn with another garden shed, and walled boundary to the side. The boundaries are generally contained by timber and post and rail fencing.

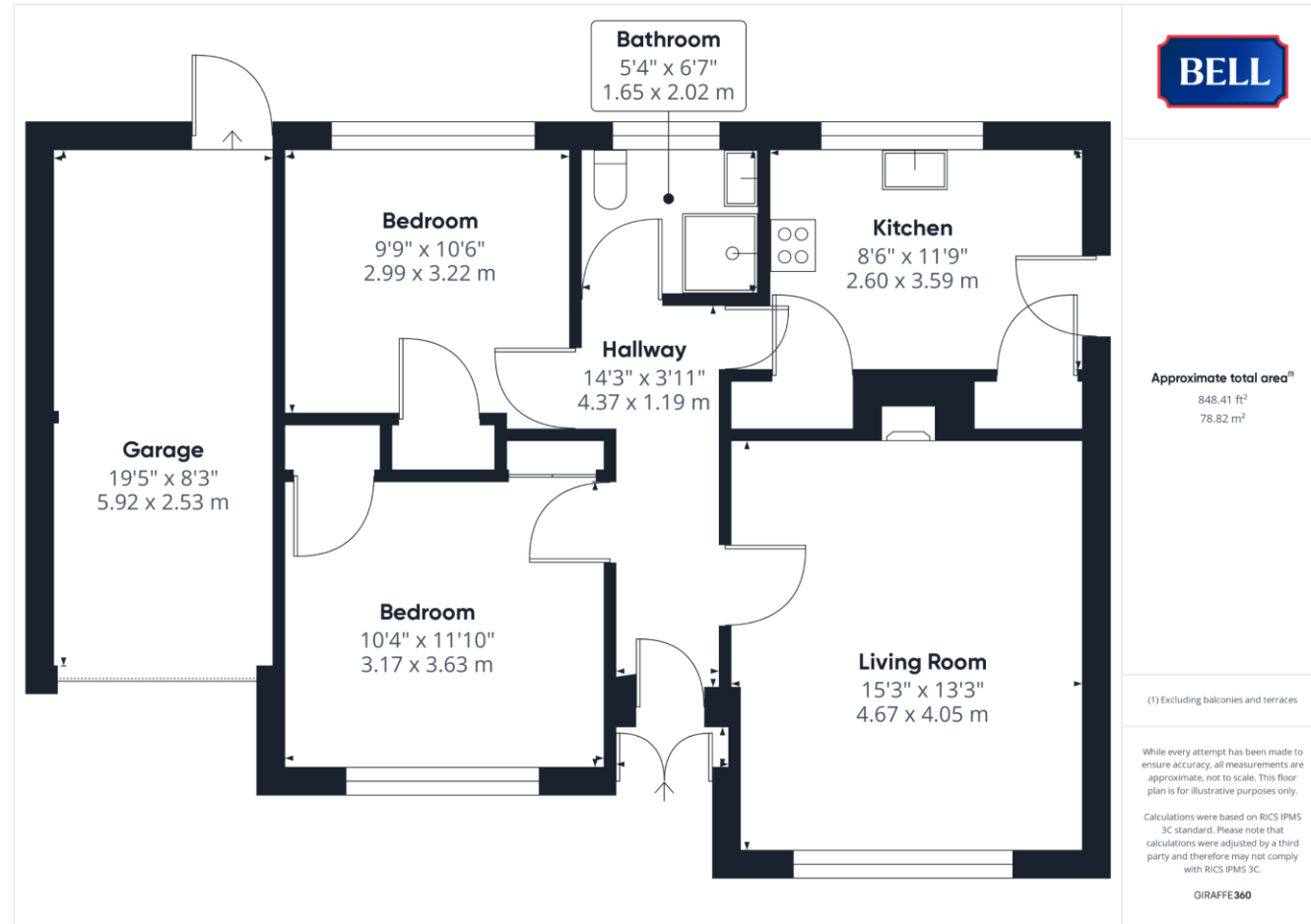
East Lindsey District Council – Tax band: TBC

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.
Tel: 01507 522222;
Email: horncastle@robert-bell.org;
Website: <http://www.robert-bell.org> Brochure prepared 14.10.2024





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