



BRITISH
PROPERTY
AWARDS

2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



7 Prospect Street

Horncastle, Lincolnshire. LN9 5BA

BELL

NO ONWARD CHAIN!!

7 Prospect Street is a clean and tidy two bedroom detached bungalow with private westerly facing garden, private drive and garaging. Accommodation comprises; entrance hall, lounge, kitchen, shower room and two bedrooms both having fitted wardrobes. The property has been redecorated and re-carpeted, and presents well.



Old Bank Chambers, Horncastle. LN9 5HY

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7 Prospect Street, Horncastle

ACCOMMODATION

Entrance Hall having telephone and internet points, built in airing cupboard housing the Worcester gas fired combi boiler with linen shelving below.

Lounge [13'6" x 10'2" (4.11m x 3.10m)] having bow window to front garden aspect; gas fire and TV point.

Kitchen [11'7" x 8'5" (3.53m x 2.56m)] overlooking the front garden aspect with side entrance door; fitted units to base and wall levels with steel sink plus drainer inset to wood effect work surface, space and connection for washing machine, fridge freezer and cooker.

Shower Room [7'8" x 5'5" (2.34m x 1.65m)] having a white suite comprising shower cubicle with electric Bristan shower and tiled surround, vanity unit with wash hand basin, mirrored unit over, and low level WC. Tiled to half-height to walls, wood effect flooring.

Bedroom 1 [11'10" (3.60m max dimensions inc wardrobes reducing to 9'10" (2.99m) x 9'4" (2.84m)] with rear garden aspect; having fitted triple wardrobes, drawers and matching head board.

Bedroom 2 [9'11" x 9'3" (3.02m x 2.82m) including wardrobes] having fitted triple wardrobes and double doors opening out onto the rear garden.

OUTSIDE

Having a walled front garden area laid to patio with concrete driveway leading to the attached **Garage** [16' x 8'3" (4.87m x 2.51m)] With access along either side of the property to the private rear garden which is predominantly laid to patio.

East Lindsey District Council – Tax band: B

Please note that in October 2023, Storm Babet - with a Met Office red warning - unleashed over a month's worth of rain in one morning and caused the property to flood.

Services

Full mains services of water, electric, gas and drainage. Gas fired heating with an updated Worcester gas fired boiler. Updated electrical consumer unit.

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;

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Approximate total area⁽¹⁾

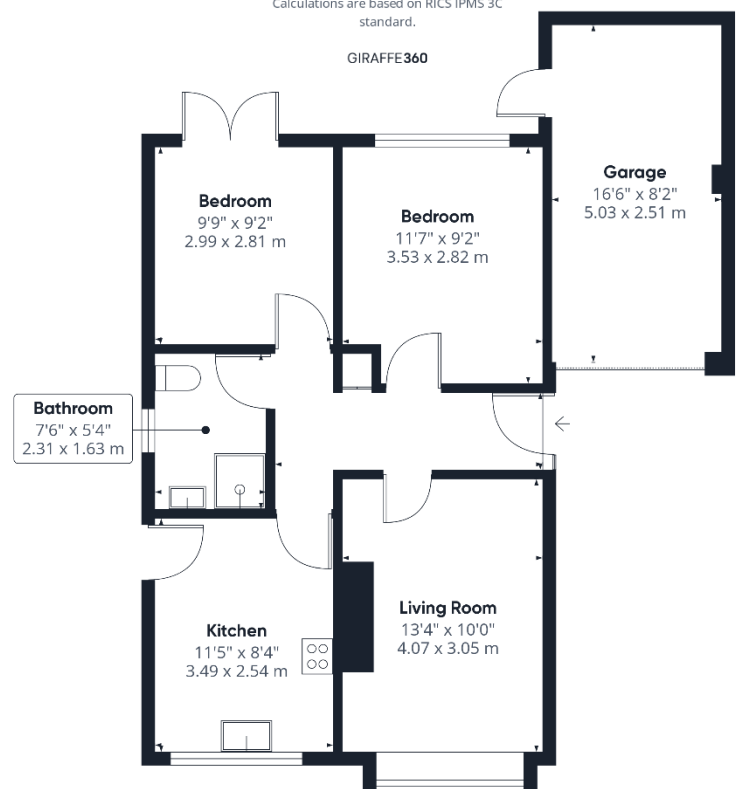
676.51 ft²

62.85 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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