



BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



42 South Street
Horncastle, Lincolnshire. LN9 6EF

BELL



42 South Street Horncastle

A beautiful three bedroom detached home, enjoying an East-West aspect to the heart of this well-served Georgian market town. Built in 1997, the property boasts excellent handmade oak units to bathroom and kitchen, complemented by wood features throughout.

The ground floor is set with dual-aspect living room and dining kitchen, alongside front and rear lobby an internal access to the garage. Complete with three bedrooms and family bathroom to the first floor, 42 South Street enjoys garden spaces to the front and rear, the latter a particularly private courtyard style space with lawn and off road parking.

ACCOMMODATION

Storm Porch over front Entrance Way with wood double glazed obscure entrance door, wood flooring and ceiling light. Doors to dining kitchen and to:

Living Room having wood double glazed sash windows to front, French doors to rear aspect; gas fire on slate hearth with wood surround, wood flooring, TV point, ceiling lights and power points.

Conservatory having wood double glazed windows to side and rear, French door to side aspect and polycarbonate roof; tiled floor, radiator and power points.

Dining Kitchen having wood double glazed sash windows to front and rear aspects; range of bespoke oak units to base and wall levels including corner cabinets and glazed display shelves, Butlers sink set to roll edge wood worktop with space and connections for upright fridge-freezer, under counter washing machine





and further appliance, electric cooker and hob beneath extractor canopy. Oak flooring, radiator, ceiling lights and power points. Doors to garage and to:

Rear Entranceway with wood double glazed obscure door to rear aspect; oak flooring, built in under stairs storage space and ceiling light. Up carpeted stairs with hand rail to:

First Floor

Landing with carpeted floor, built in storage space with further cupboard housing gas fired Ideal boiler, veiling light. Doors to first floor accommodation.

Bedroom with wood double glazed sash window to front with internal secondary glazing; carpeted floor, radiator, loft access hatch, ceiling light and power points. Door to:

Bathroom having wood double glazed obscure sash window to rear aspect; panel bath set to oak surround with tiles to walls, Triton electric shower over, wash hand basin set to oak vanity unit and low level WC. Wood effect flooring, radiator and ceiling light.

Bedroom with wood double glazed sash window to rear aspect; carpeted floor, ceiling light and power points.

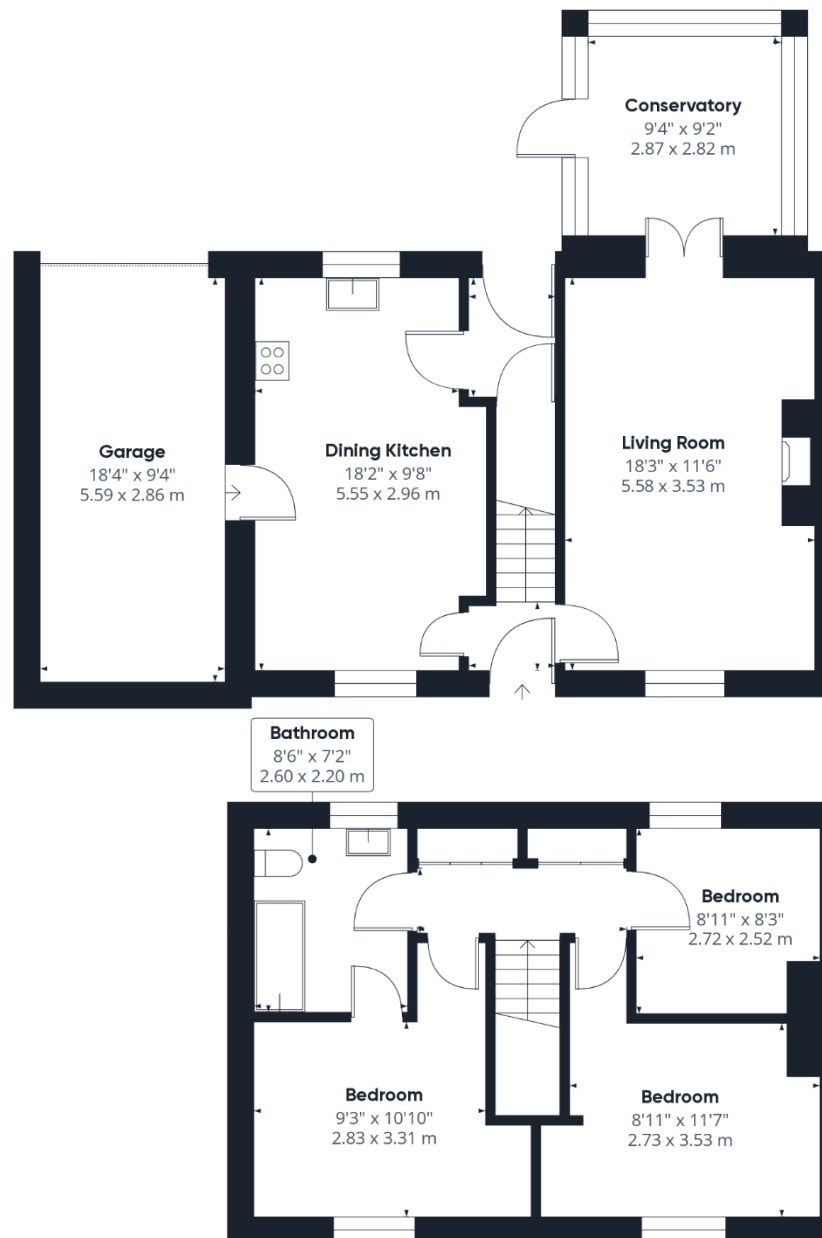
Bedroom with wood double glazed sash window to front aspect; carpeted floor, radiator, ceiling light and power points.

OUTSIDE

The property is approached through personnel gate in the curved front wall, with brick columns and railed fencing, and up a stepping stone path beneath storm porch to the front door. The east facing, front garden is laid to low maintenance gravel, enjoying the morning sun and looking across towards Hamerton Gardens.

The rear garden, accessed through gates in brick wall containment to the rear, provides an off road parking space stood before the **Garage** with up and over door to rear, light and power. With lawned garden space, a paved patio and established flowerbed plus trees to the rear, this space faces west and enjoys afternoon and evening sunshine.





Approximate total area⁽¹⁾

1135.15 ft²

105.46 m²

(1) Excluding balconies and terraces

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.

GIRAFFE360

East Lindsey District Council – Tax band:

ENERGY PERFORMANCE RATING:

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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