



BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



1A Prospect Street
Horncastle, Lincolnshire. LN9 5JB

BELL



1A Prospect Street Horncastle

1A Prospect Street is a well-appointed two bedroom bungalow, with low maintenance garden, driveway parking and spacious living room and kitchen spaces. Benefiting from solar panels, the property enjoys sunlight throughout the day.

Within walking distance for most are a full range of services and amenities; with both the supermarket and prestigious Queen Elizabeth's Grammar School particularly close. Public transport links in the town connect to the Lincolnshire coast, and the city of Lincoln.

ACCOMMODATION

Entered to the side, beneath car port and through upvc double glazed obscure door to:

Hallway with built in storage space, tile effect flooring, radiator, ceiling light and power points. Doors to accommodation including:

Kitchen having uPVC double glazed window to front aspect; a good range of modern storage units to base and wall levels, circular sink and drainer set to square edge worktop surface with space and connections for under counter washing machine, upright fridge-freezer, Beko oven and four ring hob beneath extractor canopy. Tile effect flooring, radiator and ceiling light. Door to:

Living Room having uPVC double glazed window to front aspect; log burning stove set to brick fireplace, wood effect flooring, TV point, ceiling and wall lights and power points.





Shower Room having uPVC double glazed obscure window to side aspect; panel bath with shower over. Pedestal wash hand basin and low level WC. Tiled floor, tiles to walls, built in airing cupboard and ceiling light.

Bedroom with uPVC double glazed window to rear aspect; wood effect flooring, radiator, ceiling light and power points.

Bedroom with uPVC double glazed window to rear aspect; wood effect flooring, radiator, ceiling light and power points.

OUTSIDE

The property is approached via a brick paved driveway, offering dedicated off road parking space and hard-standing space to the front.

A car port extends to the side, with path continuing around to the rear garden, laid to low maintenance hard standing with a timber framed garden shed to the corner. The boundaries are contained by mixed hedging, fencing and courtyard.

East Lindsey District Council – Tax band: C

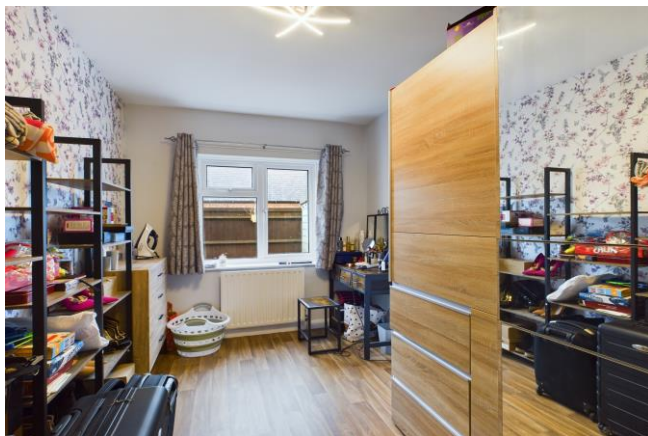
ENERGY PERFORMANCE RATING: tbc

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 30.1.2025





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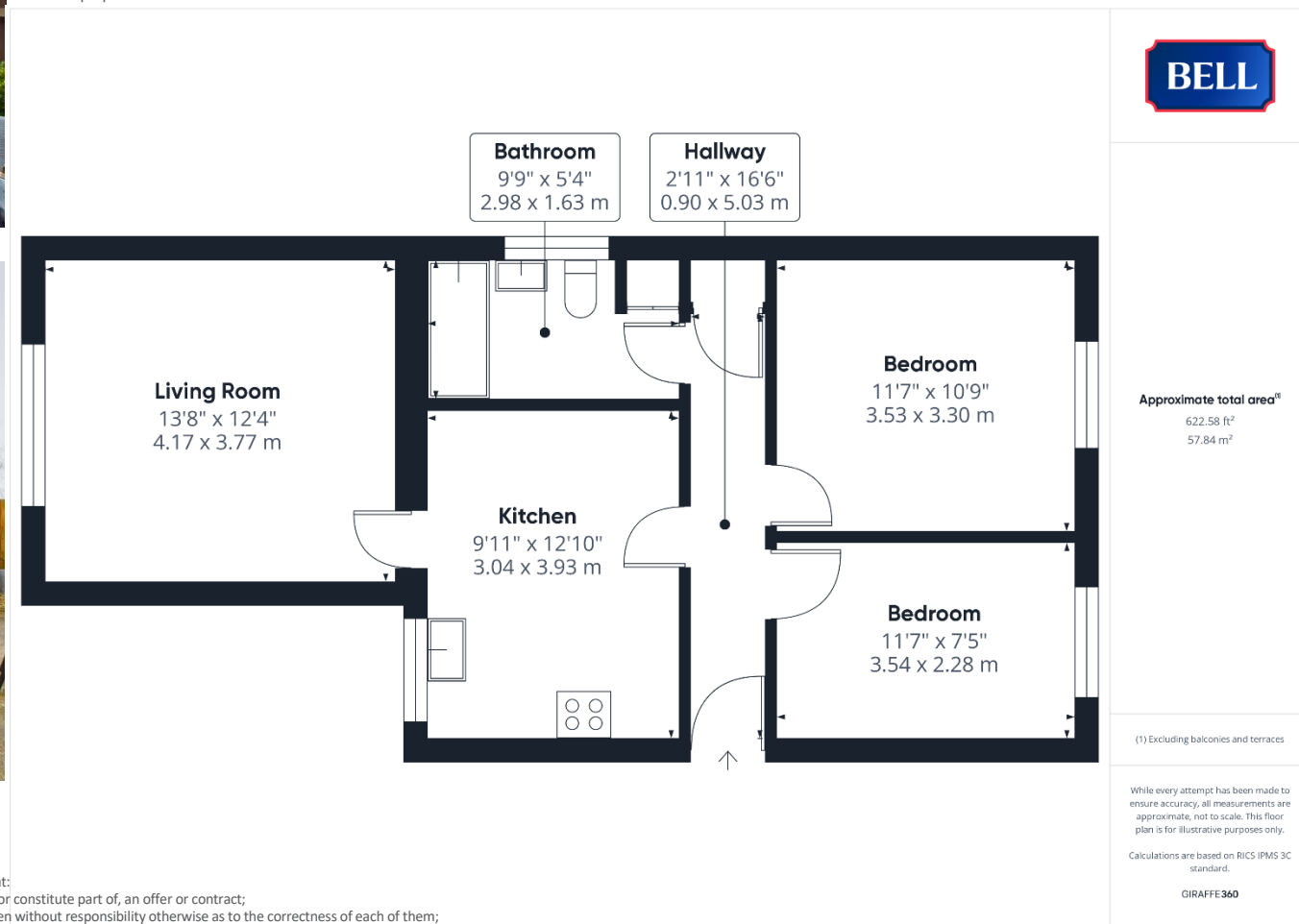
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