



BRITISH
PROPERTY
AWARDS

2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



1 Old Paddock Court
Horncastle, Lincolnshire. LN9 5GA

BELL



1 Old Paddock Court

Horncastle

NO CHAIN!

1 Old Paddock Court is a three-bedroom end-terraced home with a generous garden, parking space and garage.

Located to a popular no-through road position to the very heart of this well serviced market town, the property presents spacious accommodation including ground floor living room, conservatory and dining kitchen.

ACCOMMODATION

Hallway with wood double glazed obscure front entrance door, wood effect flooring, carpeted staircase with spindle and balustrade to first floor, radiator, ceiling light and power points. Doors to cloakroom, kitchen and to:

Living Room having wood double glazed window to front aspect; gas fire set to stone surround with wood mantle, carpeted floor, radiator, TV point, ceiling light and power points.

Dining Kitchen having wood double glazed windows to rear aspect; a good range of storage units to base and wall levels, 1 1/2 bowl sink and drainer set to roll edge worktop, Indesit oven and Creda four ring hob beneath extractor canopy, integrated fridge and freezer, space and connections for under counter washing machine. Wall mounted gas fired Worcester boiler, tile effect flooring with carpet to dining area, radiator, ceiling lights and power points. Wood obscure glazed door to:

Conservatory having wood double glazed windows and patio door to sides and rear aspects; carpeted floor, corner storage unit, wall light and power points.





Cloakroom with wood double glazed obscure window to front aspect; wash hand basin with tiled surround, vinyl flooring, low level WC. radiator and ceiling light.

First Floor

Gallery Landing having built in airing cupboard with radiator, carpeted floor, ceiling light and power points. Doors to first floor accommodation.

Bedroom 3 with wood double glazed window to front aspect; carpeted floor, radiator, built in over stairs storage space, ceiling light and power points.

Bedroom 1 with wood double glazed window to front aspect; carpeted floor, mirror fronted built in wardrobe and storage space, radiator, ceiling light and power points.

Bedroom 2 with wood double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.

Shower Room with wood double glazed obscure window to rear aspect; walk in shower cubicle with tiled surround, pedestal wash hand basin, low level WC. Vinyl flooring, radiator, ceiling light and extractor fan.

OUTSIDE

The property is situated to the rear of Old Paddock Court, facing south and with brick paved approach leading to a single parking space before the **Single Garage** with up and over door, light and power

The courtyard garden wraps around the rear and side, laid with paved patio seating, hard standing for a timber framed shed and set with gravelled flowerbeds home to a range of mature shrubs, trees and flowers. This space is a child and pet friendly secure area with walled and fenced boundaries





East Lindsey District Council – Tax band: B

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.

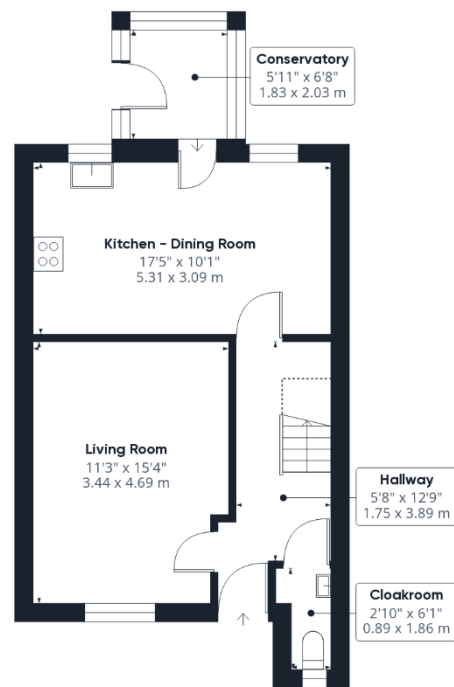
VIEWING: By arrangement with the agent's Horncastle Office

Old Bank Chambers, Horncastle. LN9 5HY.

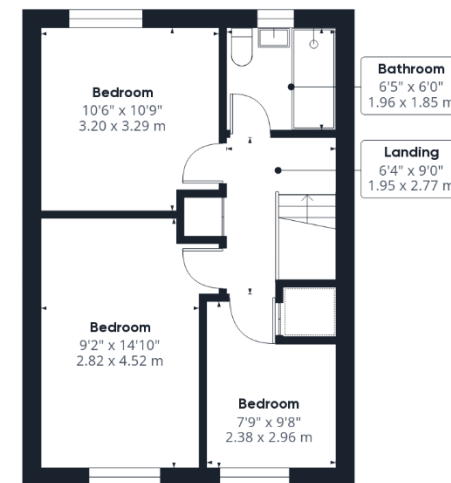
Tel: 01507 522222;

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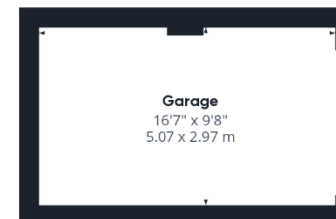
Website: <http://www.robert-bell.org> Brochure prepared 30.1.2025



Ground Floor Building 1



Floor 1 Building 1



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