



14 Stourton Place
Horncastle, Lincolnshire. LN9 5AX



BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN HORNCASTLE

BELL



14 Stourton Place Horncastle

NO ONWARD CHAIN! 14 Stourton Place is a charming two-bedroom mid-terrace home, with a beautiful rear garden and spacious living accommodation to a no-through road location. Nestled in the heart of this well-served Georgian market town, with a range of shopping, schools and public transport within walking distance for most, the property faces South to the rear and boasts paved patio and lawned garden spaces.

ACCOMMODATION

Hallway with wood double glaze obscure side entrance door, tiled flooring, wooden staircase to first floor and ceiling light. Wood windowed doors to living room and to:

Kitchen having uPVC double glazed windows to front and side aspect; a good range of storage units to base and wall levels, 1 1/2 bowl sink and drainer set to roll edge worktop surface with space and connections for upright fridge-freezer, under counter washing machine and dryer, oven, four ring hob. Tiled flooring, ceiling light and power points.

Living Room having uPVC double glazed French doors, window to rear aspect; exposed brick fireplace with oak mantle, tiled hearth, wood effect flooring, TV point, ceiling light and power points.

First Floor

Landing with uPVC double glazed window to front aspect; wood flooring, loft access hatch, built in store housing the gas fired boiler and ceiling light. Doors first floor accommodation:





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

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

Bathroom having uPVC double glazed obscure window to front aspect; P shaped panel bath with electric shower over, wash hand basin and low level WC. Louvre door built in storage space, tiles to walls and floor and ceiling light.

OUTSIDE

The property is approached through wood door to the covered side passageway, offering useful storage space and access to the rear.

The garden is initially laid to paved patio space, extending across the rear of the property and alongside the brick **Outbuilding**: comprising larger and smaller garden stores, and an outhouse with WC.

With slate borders stood before walled boundaries to the initial space; the garden continues with a generous lawn to the rear, contained by mixed hedging and laid with varied plant beds. Timber fencing contains the rear, the entire rear garden faces south and thus enjoys sunlight throughout the day.

East Lindsey District Council – Tax band: A

ENERGY PERFORMANCE RATING: D

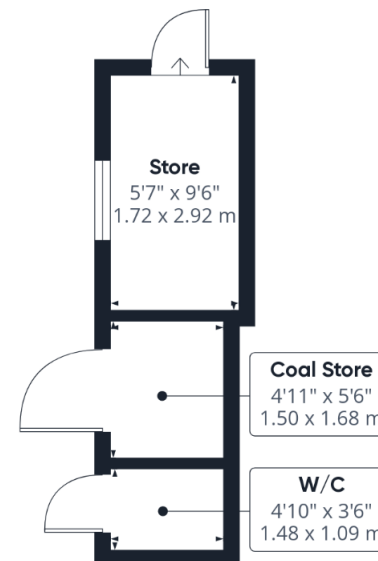
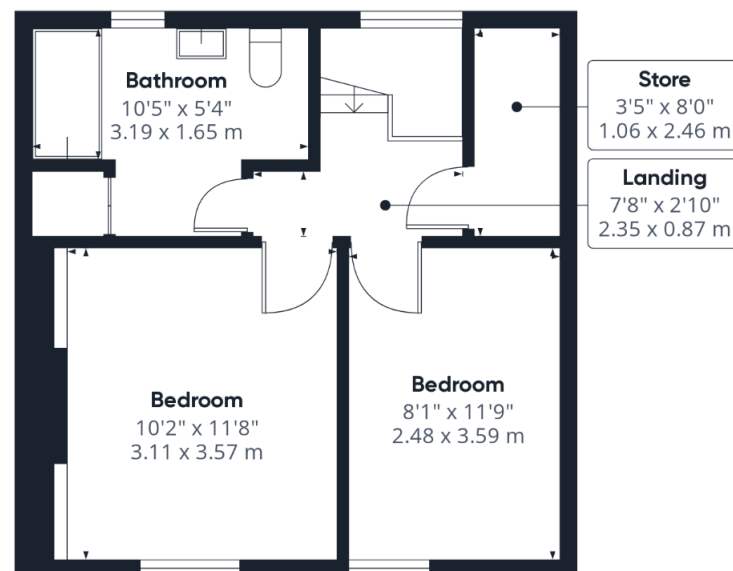
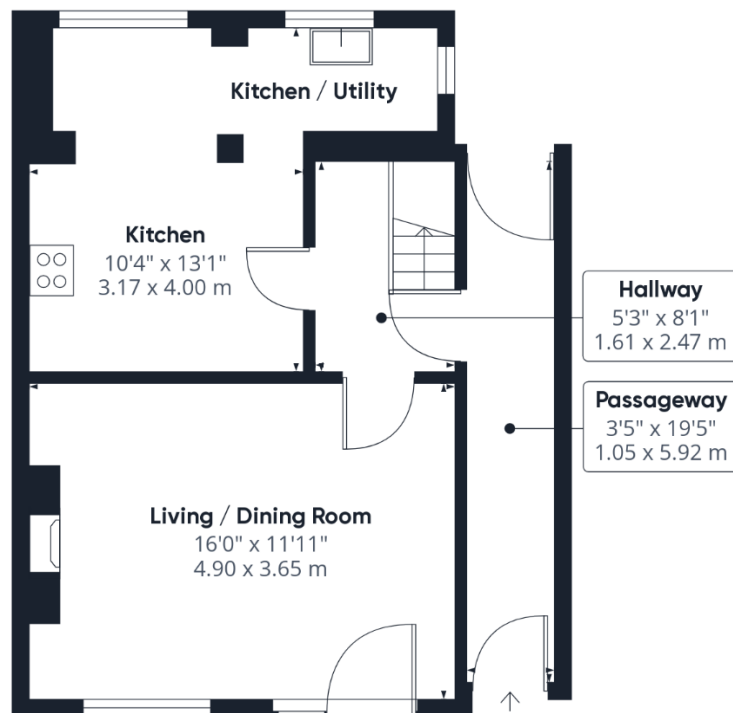
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office

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Brochure prepared 6.2.2025





(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Approximate total area⁽¹⁾

909.89 ft²

84.53 m²

DISCLAIMER

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