



5 Maltings Court Horncastle, Lincolnshire



BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN HORNCASTLE

BELL

NO ONWARD CHAIN!

A town-centre property; providing versatile accommodation with multiple potential configurations. The property is currently configured to provide three bedrooms, dining room, living room and kitchen; 5 Maltings Court being particularly flexible to a range of configurations. There is parking for one vehicle. The property is offered for sale, freehold.

Within walking distance for most are the full range of services and amenities Horncastle offers, including primary and secondary schooling and public transport links to the coastal town of Skegness and county city of Lincoln.



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5 Maltings Court, Horncastle

ACCOMMODATION

Entrance Hallway with uPVC double glazed front entrance door with window alongside; radiator and ceiling light. Stairs down to lower level and up to:

First Floor- Landing with carpeted floor and ceiling light. Doors to first floor accommodation.

Kitchen having uPVC double glazed window to front aspect; a good range of storage units to base and wall levels, sink and drainer set to roll edge worktop with space and connections for under counter washing machine, dryer, dishwasher and upright fridge-freezer. Cooker beneath extractor canopy. Wood effect flooring, ceiling beams, wall mounted gas fired boiler, heated towel rail and ceiling light.

Dining Room with carpeted floor, skylight to rear, built in storage space, radiator, ceiling light and power points.

Bathroom having skylight to rear; panel bath with shower over, pedestal wash hand basin and low level WC. Tiles to walls and floor, heated towel rail and ceiling lights.

Bedroom with skylight to rear; carpeted floor, radiator, ceiling beams, ceiling light and power points.

Living Room having uPVC double glazed window to front aspect; carpeted floor, radiator, TV point, ceiling beams, ceiling light and power points.

Lower Level

Entered through obscure glazed door to:

Bedroom with uPVC double glazed, high level window to front aspect; carpeted floor, radiator, ceiling beams, ceiling light and power points. Door to:

Bedroom with uPVC double glazed, high level window to front aspect; built in under stairs storage space, carpeted floor, radiator, ceiling beams, ceiling light and power points.

East Lindsey District Council – Tax band: A

ENERGY PERFORMANCE RATING: C

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...

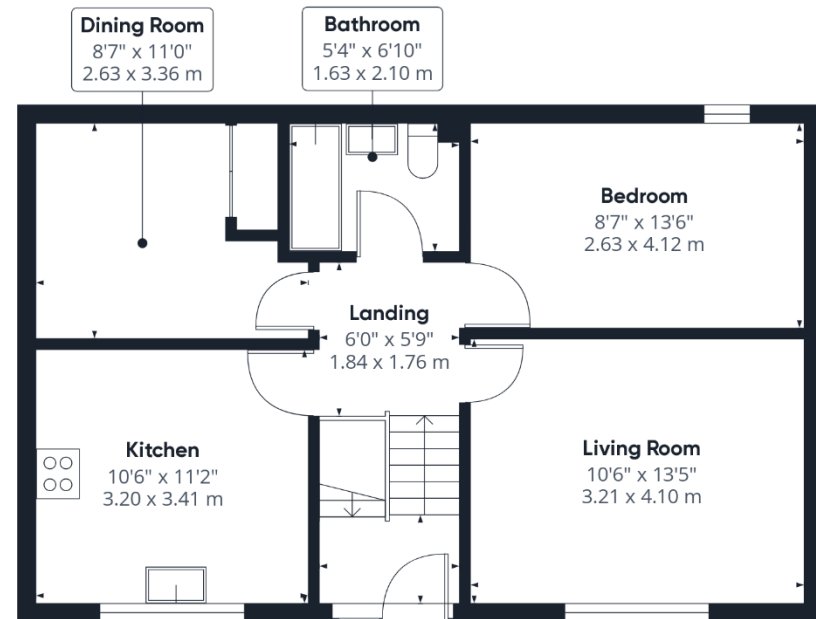
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