



BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN HORNCASTLE

25 Prospect Street
Horncastle, Lincolnshire. LN9 5BA

BELL



25 Prospect Street Horncastle

25 Prospect Street is a two-bedroom mid-terraced property, providing spacious, recently renovated accommodation including modern kitchen and bathroom fittings. Enjoying an East-West perspective, the property is excellently located within walking distance of the full range of services and amenities Horncastle has to offer, including primary and secondary schools; doctors surgery, supermarkets and public transport links to Lincoln and the coast.

Entered to the side through UPVC double glazed obscure door to...

Dining Kitchen - with uPVC double glazed obscure window to side and window to rear. Spot lights to ceiling. Good range of modern storage units to base and wall levels. Radial sink and drainer set to wood effect roll edge worktop. Space and connections for upright fridge-freezer, under counter washing machine and cooler. Radiators, multiple power points, wood door to under stairs storage space. Wood effect flooring. Wood door to bathroom entranceway, and to

Living Room - UPVC double glazed window to front, light to ceiling. Multiple power points, radiator, carpet.

Bathroom - with uPVC double glazed obscure window to side, light to ceiling. Low level wc, pedestal sink with Splashback tiles. Panel bath with tiled surround, heated towel rail, wood effect flooring.

Up carpeted stairs with spindle and balustrade to...





First Floor Landing - with light to wall, wall mounted gas fired ideal boiler. Wood door to storage space, carpeted. Wood doors to bedrooms.

Bedroom One - with UPVC double glazed window to front, light to ceiling. Carpet, radiator, multiple power points. Wood doors to wardrobe storage space.

Bedroom Two - with UPVC double glazed window to rear, light to ceiling. Carpet, radiator, multiple power points.

Outside

Accessed through shared archway to the hard-standing side courtyard space, which leads to the side door and a useful **Garden Store**, with light to ceiling, water and power connected.

The rear **Garden**, contained by fencing and boundary walls, is laid to lawn with mature plant border to side and a paved space facing south and west.

East Lindsey District Council – Tax band: B

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

Old Bank Chambers, Horncastle. LN9 5HY.

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Brochure prepared 07.03.2025



Bathroom
7'4" x 5'4"
2.25 x 1.63 m

Dining Kitchen
18'8" x 8'10"
5.71 x 2.70 m

Living Room
11'8" x 10'9"
3.56 x 3.29 m

Store
6'5" x 6'3"
1.96 x 1.91 m

Approximate total area⁽¹⁾
598.89 ft²
55.64 m²

Bedroom
7'2" x 8'4"
2.20 x 2.56 m

Bedroom
11'10" x 12'1"
3.62 x 3.69 m

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.

(1) Excluding balconies and terraces

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