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2024



GOLD WINNER

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7 The Wong

Horncastle, Lincolnshire LN9 6EB

BELL



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7 The Wong is a substantial four-bedroom family home, complementing quality modern fixtures and fittings with classic period features including cast iron fireplaces, brick tiled flooring, brick archways to boundary wall and exposed wooden floorings. With modern wooden double glazed sash windows throughout, and excellent kitchen and bathroom installations, the property provides a comfortable family home. The open plan living-dining room flows through to the cosy snug which, like the separate living room, enjoys a south-facing bay window.

Complete with utility and cloakroom to the ground floor; four bedrooms, including master with en suite, plus family bathroom to the first floor. Generous off road parking space is gravelled to the side, with lawned rear garden and patio enjoying view through the rooftops towards the spire of St Mary's Church in the centre of his Georgian market town.

The internal accommodation comprises:

Dining kitchen, sitting room, living room, utility room and cloakroom to the ground floor and master bedroom having en-suite shower room, three further bedrooms and family bathroom to the first floor.

The property is entered at the side via a wooden double glazed fancy leadwork obscure door into the:

Dining Kitchen - Overlooking the rear garden through wooden double glazed sash window and having a good range of base units including deep pan drawers, built in dishwasher and having stainless steel sink and drainer inset to roll edge worktop. The kitchen is framed with a half-height wall topped with a reclaimed pine shelf, feature brick wall, feature brick and quarry tiled flooring and exposed ceiling beam. There is an electric oven, gas hob inset to worktop, glass splash back and space and connection for an upright fridge freezer. There are multiple power points, television aerial point, part inset ceiling spotlights, two radiators, wooden coat hooks and opens to:





Snug - Wooden double glazed sash bay window to the front aspect with wooden shutters, Dunsley Woodburner with stone hearth, brickwork to the recess and stone lintel inset over. There is a storage cupboard inset alongside the chimney breast, multiple power points, radiator and exposed wooden flooring.

Living Room - Wooden double glazed sash window to front aspect with wooden shutters, cast iron fire place set to stone hearth with wooden surround and mantel. There is a low level display cupboard inset alongside the chimney breast, telephone point, radiator, multiple power points and exposed wooden flooring.

Utility Room - With a wooden double glazed fancy leadwork obscure door to rear aspect and having worktop over base units with space and connection below for a washing machine. There is quarry floor tiling, multiple power points, radiator, wall mounted Worcester 'Greenstar' 24i condensing boiler and wood panelled door to:

Cloakroom - Having a low level WC, wall mounted wash hand basin, appropriate splash back tiling, radiator, extractor fan and quarry tiled flooring.

First Floor

Gallery Landing - A spindle and balustrade gallery with access to loft space, wood panelled door to airing cupboard housing the hot water cylinder and linen shelving, single power point and wood panelled door to:

Bedroom 1 - With wooden double glazed sash window to the front aspect and having built-in wardrobe with hanging rails and glass panel doors. There is a radiator, multiple power points, cast iron fireplace with quarry tiled hearth and wood panelled door to:

En-Suite Shower Room - With wooden double glazed obscure sash window to side aspect and having square corner shower cubicle, low level WC, pedestal wash hand basin, appropriate wall tiling and full floor tiling. There is a radiator, extractor fan, shaver socket and wood panelled door to reverse side of airing cupboard.

Bedroom 2 - with a wooden double glazed sash window to the front aspect and having radiator and multiple power points. Bespoke built in wardrobes included.

Bedroom 3 – with wooden double glazed sash window to the rear aspect and having radiator and multiple power points.





Bedroom 4 - with karndean flooring, wooden double glazed sash window to the rear aspect and having radiator and multiple power points.

Family Bathroom - with wooden double glazed obscure sash window to the rear aspect and having panel bath with shower mixer taps, low level WC and pedestal wash hand basin. There is appropriate wall tiling, karndean flooring and extractor fan.

Outside

The property is approached from the front between two brick pillars where a large gravel parking area sits alongside the property, framed with a brick wall that retains original arches within the brickwork. The front garden is also laid to gravel with a paved pathway alongside the property leading to a wrought iron personnel gate giving access to the fully enclosed rear garden. Immediately to the rear of the property is a paved seating area where there is an outside tap and external power point. The rear garden is fully enclosed with walling, part continuing with the arches from the parking area and is predominantly laid to lawn with planting borders to the perimeter.

To the rear stands a useful timber-framed outbuilding/store (30x10); with single glazed windows to front and stood on brick edged gravelled area.

Further Information

All mains services. Gas central heating.
UPVC double glazing.

Local Authority: East Lindsey District Council,

District Council Tax Band = B



The agents have not been privy to the contents of the Title of the property and cannot in any way formerly confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and area measurements presented, subject to survey, **will** require further verification. We formally instruct you to speak to our client's solicitors in regard to all of these matters.

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.



