



BRITISH
PROPERTY
AWARDS

2024

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GOLD WINNER

ESTATE AGENT
IN HORNCastle



58 Prospect Street
Horncastle, Lincolnshire. LN9 5BA

BELL



58 Prospect Street Horncastle

NO ONWARD CHAIN! 58 Prospect Street is a spacious, three-bedroom detached family home; with twin reception spaces to the front, breakfast kitchen at the rear.

With driveway parking, garage and lawned rear garden, the property is excellently located to a popular residential area.

ACCOMMODATION

Entered to the side through UPVC double glazed door with obscure side panel alongside, to:

Dining Room with wood window to front with internal secondary glazing, wood style laminate flooring, open tread staircase to first floor, radiator and ceiling light. Doors to kitchen and to:

Living Room having wood window with internal secondary glazing to front aspect; fireplace with tiled and wood surround, carpeted floor, radiator, TV point, ceiling light and power points.

Breakfast Kitchen having wood windows with internal secondary glazing to side and rear aspects; a range of storage units to base and wall levels with hob beneath extractor canopy. Wood flooring, radiator, ceiling lights and power points. Door to:

Rear Hallway with uPVC double glazed obscure door to rear aspect, wood windows with internal secondary glazing to side aspect; wood flooring, ceiling lights and power points. Doors to utility, cloakroom and cupboard housing wall mounted gas fired boiler.





Utility having wood obscure window to side with internal secondary glazing; 1 1/2 bowl sink and drainer set to roll edge worktop with storage unit beneath, wood flooring, tiled walls, radiator and ceiling light.

Cloakroom with wood single glazed obscure window with internal secondary glazing to side aspect; low level WC, wash hand basin, ceiling light and wood flooring.

First Floor - Landing with wood flooring leading to carpet, wood single glazed window with internal secondary glazing to rear aspect and ceiling light. Doors to first floor accommodation.

Bedroom 2 with wood single glazed window with internal secondary glazing to front aspect; carpeted floor, loft access hatch, radiator, ceiling light and power points. Built in over stairs storage.

Bedroom 1 with wood single glazed window with internal secondary glazing to front aspect; carpeted floor, radiator, ceiling light and power points.

Bedroom 3 with wood single glazed window with internal secondary glazing to rear aspect; carpeted floor, radiator, ceiling light and power points.

Bathroom having wood single glazed obscure window with internal secondary glazing to rear aspect; P shaped bath with monsoon head shower over, pedestal wash hand basin and low level WC. Tiles to walls and floor, radiator and ceiling light.

OUTSIDE

Alongside the property runs a concrete driveway, providing ample off road parking space for multiple vehicles, continuing through vehicle gate and to a **Single Garage**.

The rear garden is accessed through a gap before the side hedgeway that runs along the drive, predominantly laid to lawn with mature trees, timber and further stores and a hard standing seating space.





East Lindsey District Council – Tax band: C

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.

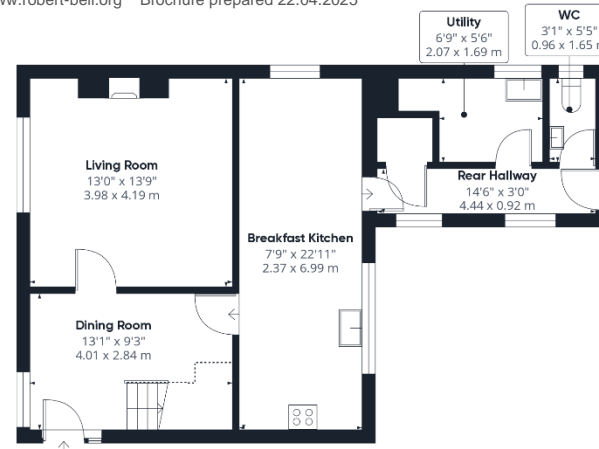
VIEWING: By arrangement with the agent's Horncastle Office...

Old Bank Chambers, Horncastle. LN9 5HY.

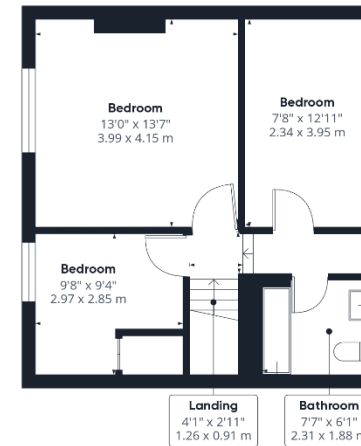
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Ground Floor



Floor 1



Approximate total area^m

1045.19 ft²

97.1 m²

Reduced headroom

25.6 ft²

2.38 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 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 are based on RICS IPMS 3C standard.

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DISCLAIMER

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