



BRITISH
PROPERTY
AWARDS

2024



GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



7 Paradise Row Horncastle, Lincolnshire. LN9 6AD

BELL

NO ONWARD CHAIN! 7 Paradise Row is a well-presented two-bedroom terraced property in a popular residential area in the Georgian market town of Horncastle.

Internal accommodation comprises: kitchen, sitting room to the ground floor; two bedrooms and shower room to the first floor. The property boasts a south-facing rear garden with lawn and patio, and an outdoor store opposite the front door.



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7 Paradise Row, Horncastle

ACCOMMODATION

Entered to the front through uPVC double glazed door to:

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 square edge worktop with space and connections for under counter washing machine, upright fridge-freezer, Beko cooker and hob beneath extractor canopy. Tile Effect flooring, breakfast bar, radiator, ceiling light and power points. Carpeted stairs to first floor and door to:

Lounge having uPVC double glazed French doors to rear aspect; electric fire to wood surround, wood effect flooring, TV point, radiator, ceiling and wall lights and power points.

First Floor

Landing with carpeted floor, ceiling light. Wood folding doors to bedrooms and shower room.

Bedroom 2 with uPVC double glazed window to front aspect; carpeted floor, built in cupboard housing the gas fired wall mounted boiler, radiator, ceiling light and power points.

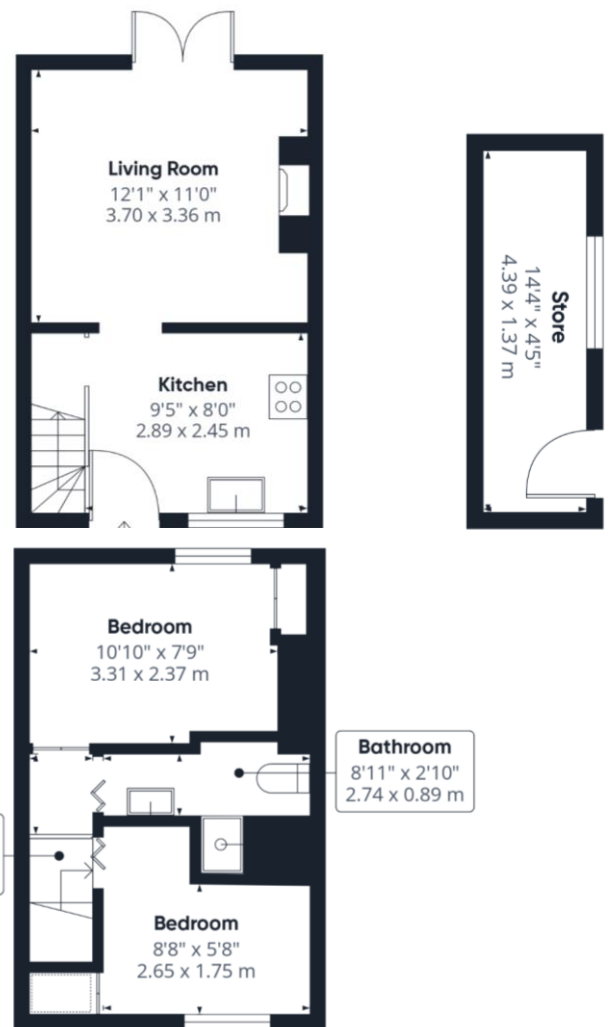
Shower Room comprising shower cubicle with tiled surround, Mira electric shower over, wash hand basin set to storage unit and low level WC. Vinyl flooring, shaver socket and ceiling light.

Bedroom 1 with uPVC double glazed window to rear aspect; carpeted floor, built in wardrobe, radiator, ceiling light and power points.

OUTSIDE

The property benefits from a south-facing rear garden, predominantly laid to lawn with a paved patio seating space to the near end, hard standing storage space to the far end. The boundaries are contained by hedging to the sides and fence to the rear.

Opposite the front of the property is a brick and tile outbuilding with door and window to front.



East Lindsey District Council – Tax band: A

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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