



BRITISH
PROPERTY
AWARDS

2024



GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



23 Ashwood Close
Horncastle, Lincolnshire. LN9 5HA

BELL



23 Ashwood Close Horncastle

****NO CHAIN**** A well presented two bedroom detached bungalow, situated on a quiet no through road in a sought after residential area of the Georgian market town of Horncastle. Built by reputable local builder Brian Todd, the internal accommodation comprises entrance hallway, lounge/diner, conservatory, breakfast kitchen, bathroom and two bedrooms. There is a single garage and driveway parking, plus low maintenance gardens to the front and rear.

ACCOMMODATION

Entrance Hallway with wood single glazed obscure front entrance door with matching side panel, carpeted floor, built in storage space, radiator, ceiling light and power points. Doors to accommodation including:

Living Room having uPVC double glazed bay window to front aspect; electric fire set to polished stone and wood surround, carpeted floor, radiator, TV point, ceiling light and power points. Double glazed sliding doors to rear, to: Conservatory being wood framed polycarbonate roof, double glazed windows to sides and rear; carpeted floor and ceiling light.

Kitchen having uPVC double glazed window and wood obscure glazed patio door to rear aspect; 1 1/2 bowl sink and drainer set to roll edge worktop with space and connections for upright fridge freezer and under counter washing machine, Belling gas cooker. Wood effect flooring, radiator, ceiling lights and power points. Wall mounted gas fired Worcester boiler.

Bedroom with uPVC double glazed window to rear aspect; carpeted floor, radiator, loft access hatch, ceiling light and power points.





Bathroom having uPVC double glazed obscure window to side aspect; panel bath with Mira shower over, tiled flooring, wash hand basin set to storage unit and low level WC. Vinyl flooring, radiator and ceiling light.

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

OUTSIDE

The property is approached to the front up concrete driveway, providing off road parking and leading to the **Single Garage** with up and over door to front, wood window to rear, concrete floor and ceiling light.

Ashwood Close is conveniently located within a short walk, for most, of the centre of Horncastle. The town is well serviced by supermarkets, bank, post office, doctors' surgery, pharmacists and a range of local shops and cafes; plus public transport links to the county city of Lincoln and the coast, at Skegness.

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.

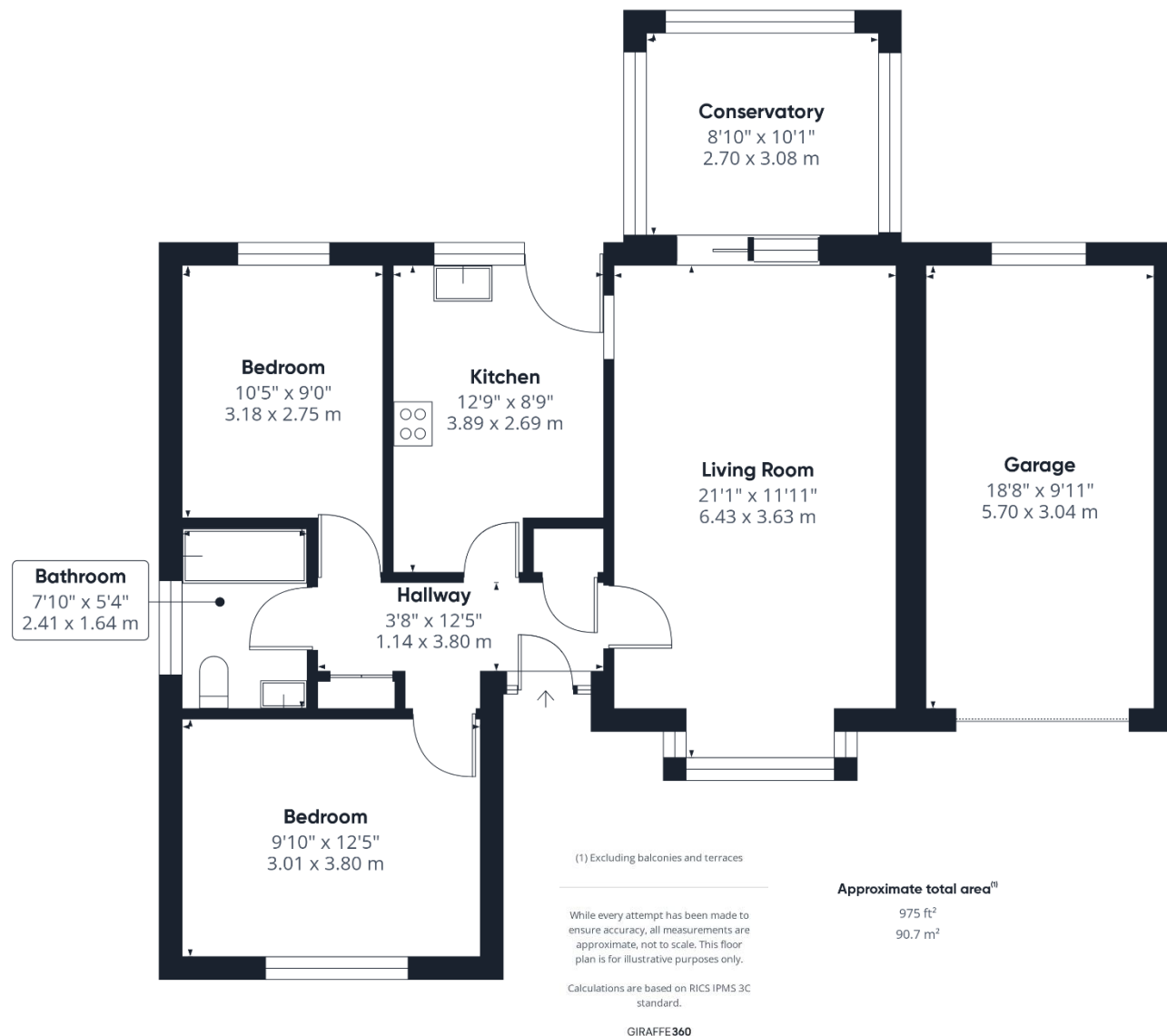
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