



4 College Close Horncastle, Lincolnshire. LN9 6BY

BELL

4 College Close is a two-bedroom mid-terrace property with driveway parking and a rear garden, to a popular no through road location.

Within walking distance of Horncastle's full range of services, amenities and schooling; accommodation comprises: living room, breakfast kitchen, two bedrooms and bathroom.



Old Bank Chambers, Horncastle. LN9 5HY
Tel: 01507 522222
Email: horncastle@robert-bell.org

www.robert-bell.org

4 College Close, Horncastle

ACCOMMODATION

Entranceway with uPVC double glazed obscure front entrance door, uPVC double glazed full height window to side aspect. Open to:

Living Room having uPVC double glazed bay window to front aspect; electric fire set to tiled hearth and wood surround, carpeted floor, radiator, ceiling and wall lights and power points. Open tread staircase to first floor, open archway to:

Breakfast Kitchen having uPVC double glazed window to rear, obscure door to rear aspect; range of storage units to base and wall levels, radial sink and drainer set to roll edge wood effect worktop with space and connections for under counter fridge and washing machine, Indesit oven and four ring induction hob beneath extractor canopy. Vinyl flooring, wall mounted Worcester gas boiler, ceiling light and power points.

First Floor Landing with carpeted floor, built in storage spaces, loft access hatch, ceiling light and power point. Doors to first floor accommodation.

Bathroom having uPVC double glazed obscure window to rear aspect; panel bath with shower over and tiled surround, pedestal wash hand basin and low level WC. Vinyl flooring, heated towel rail and ceiling light.

Bedroom 2 with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.

Bedroom 1 having uPVC double glazed window to front aspect; built in bank of mirror fronted wardrobes, carpeted floor, radiator, ceiling light and power points.

OUTSIDE

The property is set with gravelled driveway parking to the front, alongside a strip of lawn. To the rear is a paved patio seating space, looking across the predominately lawned garden with fenced boundaries and a garden shed.

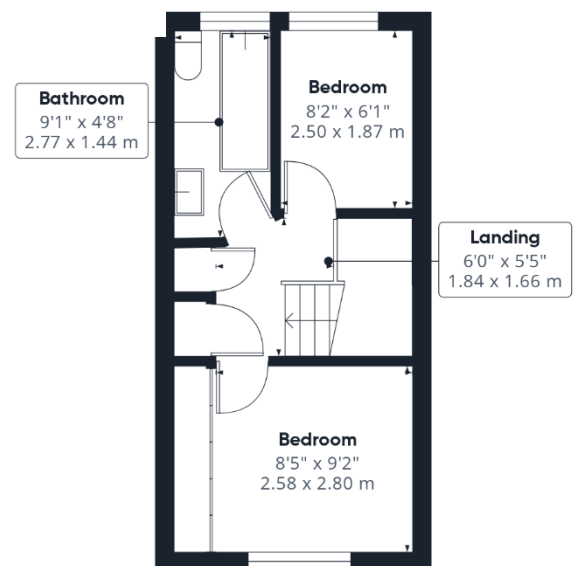


(1) Excluding balconies and terraces

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.

GIRAFFE360



East Lindsey District Council – Tax band: A

ENERGY PERFORMANCE RATING: TBC

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.
Tel: 01507 522222;
Email: horncastle@robert-bell.org

Website: <http://www.robert-bell.org>

Brochure prepared 01.07.2025



DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



www.robert-bell.org

