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PROPERTY
AWARDS

2024

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GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



1 Kirk Close
West Ashby, Horncastle. LN9 5PX

BELL



1 Kirk Close West Ashby

1 Kirk Close is a spacious, three-bedroom semi-detached property: extended, boasting a double garage and enjoying a South-facing rear garden. Providing modern family accommodation with flowing living room, dining room and conservatory - plus kitchen, utility and cloakroom - to the ground floor; the rear steps out onto the generous garden – with lawned, planter and patio spaces.

Set to a quiet position on a no-through road; the property is in the village of West Ashby, on the Southern fringe of the Lincolnshire Wolds National Landscape. Within two miles is the well-served Georgian market town of Horncastle.

ACCOMMODATION

Hallway with uPVC double glazed front entrance door, carpeted floor, carpeted staircase to first floor, radiator, ceiling light and power points. Doors to ground floor accommodation, including;

Lounge with uPVC double glazed bow window to rear aspect; carpeted floor, LPG gas fire with battery ignition to bevel edge hearth, radiator, TV point, ceiling and wall lights and power points.

Dining Room with uPVC double glazed French doors to conservatory; wood effect flooring, radiator, electric fire to wall, TV point, ceiling light and power points.

Conservatory with uPVC double glazed windows to side and rear, French doors to side aspect; tiled flooring, radiator, wall lights and power points.





Kitchen having uPVC double glazed window to side aspect; storage units to base and wall levels, composite sink and drainer set to square edge worktop, electric cooker; space and connections for under counter dishwasher and fridge. Wood effect flooring, radiator, ceiling light and power points. Open archway to dining room and wood glazed door to:

Utility having uPVC double glazed window to rear aspect; storage units to base and wall levels, sink set to roll edge worktop with space and connections for under counter washing machine, dryer and upright fridge-freezer, Wood effect flooring and ceiling light. uPVC double glazed obscure door to side.

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

Cloakroom with uPVC double glazed obscure window to front aspect; low level WC, wash hand basin set to storage unit, vinyl flooring and ceiling light.

First Floor

Gallery Landing with uPVC double glazed window to front aspect; carpeted floor, loft access hatch, ceiling light. Doors to first floor accommodation.

Family Bathroom having uPVC double glazed obscure window to front aspect; bath with shower attachment, corner shower cubicle, wash hand basin to storage unit and low level WC. Tiles to walls and floor, radiator, heated towel rail and ceiling lights.

Bedroom 1 uPVC double glazed windows to rear aspect; carpeted floor, radiator, wall mounted gas fired Valliant boiler, ceiling light and power points.

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

Bedroom 3 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 a wide brick paved driveway providing ample space for multiple vehicles and access to the **Detached Double Garage** with wide up and over door, uPVC double glazed obscure windows to side and rear, patio door to side, light and power.

The front is set with a small, gravelled seating space.

The south-facing rear garden is predominately laid to lawn with a beautiful series of mature flowers. Contained by hedged and walled boundaries, the garden enjoys a brick paved patio leading off the rear of the property, and to the far corner a flourishing horse chestnut tree.

East Lindsey District Council – Tax band: B

ENERGY PERFORMANCE RATING: tbc

LPG central heating.

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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Brochure prepared 11.07.2025







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