



BRITISH
PROPERTY
AWARDS

2024



GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



5 Fairfax Close
Horncastle, Lincolnshire. LN9 6RD

BELL



5 Fairfax Close

Horncastle

NO ONWARD CHAIN! 5 Fairfax Close is a two-bedroom bungalow, with large living room and attractive rear garden, set back from the road in this small cul-de-sac of similar properties.

The property provides driveway and garage parking and is conveniently located for the full range of services and amenities in the town of Horncastle. These include doctors surgery, supermarkets, a range of shops, cafes and public transport links to Lincoln and the coast.

ACCOMMODATION

Hallway having wood double glazed front entrance door, wood effect flooring, built in boiler and airing cupboards, loft access hatch and ceiling lights. Doors to accommodation including:

Kitchen having uPVC double glazed window to front aspect and wood double glazed obscure patio door to side; storage units to base and wall levels, sink and drainer set to wood edged worktop with space and connections for cooker, under counter washing machine and fridge. Tile effect flooring, radiator, ceiling light and power points.

Bathroom having uPVC double glazed obscure window to side aspect; panel bath with shower attachment and tiled surround, pedestal wash hand basin and low level WC. Tile effect flooring, radiator and ceiling light.

Bedroom 2 with uPVC double glazed window to rear aspect; wood effect flooring, mirror fronted, built in wardrobe storage space, radiator, ceiling light and power points.





Living Room having uPVC double glaze French doors with windows alongside to rear aspect; electric fire to tile stand, radiator, TV point, ceiling light and power points.

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

OUTSIDE

The front garden is laid to lawn, with mature shrubs and flowers colouring the space. Facing the afternoon sun, the front is complete with brick paved approach, tarmac driveway and path to the front door. Alongside driveway parking is the **Single Garage** with up and over front door, wood obscure glazed door to rear garden, light and power.

The rear garden is laid to lawn, with mature evergreen shrubs and flowers set throughout. With a paved patio stood beside the brick edged water feature; the garden is contained by fencing the sides and hedging to the rear.

East Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING: tbc

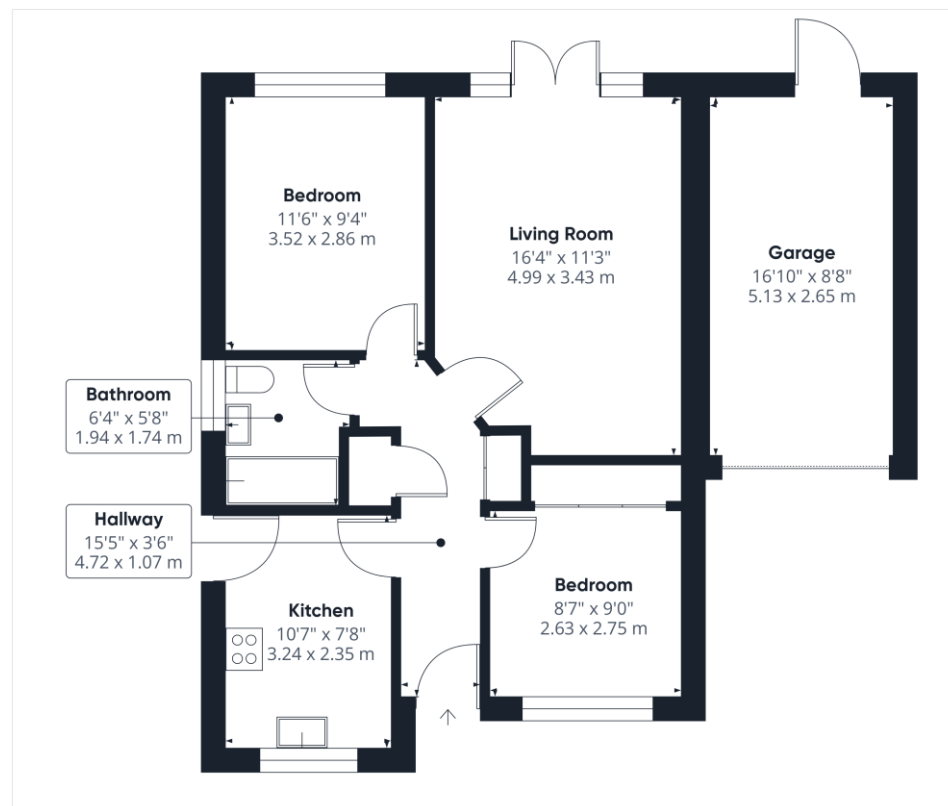
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

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 01.08.2025





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