



**109 Foundry Street**  
Horncastle, Lincolnshire. LN9 6AG

**BELL**





## 109 Foundry Street Horncastle

109 Foundry Street is an attractive two-bedroom, mid-terrace property with a considerably long garden; nestled to the heart of a popular residential area of Horncastle.

Within walking distance for most of the town's range of services, amenities and schooling, the property enjoys a spacious lounge, kitchen and bathroom to the ground floor. The property benefits from a new boiler, shower and oven.

### ACCOMMODATION

Entered to the front through uPVC double glazed obscure door to:

Lounge with uPVC double glazed window to front aspect; wood effect flooring, radiator, ceiling light and power points. Door to:

Kitchen having uPVC double glazed window to rear aspect; a good range of storage units to base and wall levels, oven and induction hob beneath extractor canopy with space and connections for under counter fridge and washing machine. Tiled flooring, built in under stairs storage space and ceiling light. Open doorway to rear lobby with uPVC double glazed obscure door to side, carpeted staircase to first floor with built in storage space. Door to:

Shower Room having uPVC double glazed obscure window to side aspect; panel bath with electric shower over, tiled round, pedestal wash hand basin and low level WC. Wood flooring, radiator and ceiling light.





## First Floor

Landing with doors to first floor accommodation.

Bedroom with uPVC double glazed window to front aspect; wood effect flooring, radiator, ceiling light and power points.

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

## OUTSIDE

The property is approached through open gateway to the front, with low level brick wall contained the paved front space. There is a right of way across the rear of neighbouring properties to allow access to the rear garden - with hard standing space leading off the kitchen before a long lawned area with concrete path down one side, and hard standing for a shed or store.

**Please note** - photographs were taken whilst Foundry Street underwent resurfacing in August 2025; there is typically street parking available on the opposite side of the road.

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;

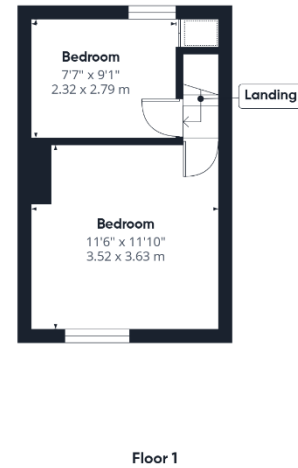
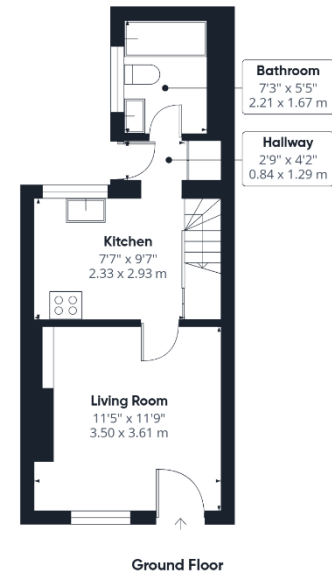
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Brochure prepared 12.08.2025







**Approximate total area<sup>(1)</sup>**  
487 ft<sup>2</sup>  
45.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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