



BRITISH
PROPERTY
AWARDS

2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



16A Louth Road
Horncastle, Lincolnshire. LN9 5ED

BELL



16A Louth Road Horncastle

16A Louth Road is a spacious three-bedroom family home, extended previously to enjoy a large dining kitchen, alongside lounge; utility and double bedroom to the ground floor. Two further double bedrooms, and family bathroom complete the first floor, the property enjoys a south-facing garden.

Within walking distance for most are the full range of services, amenities and schooling Horncastle provides; alongside public transport links to the city of Lincoln and the beautiful east coast.

The town often referred to as the 'gateway to the Lincolnshire Wolds', a designated National Landscape with a host of walks to enjoy.

ACCOMMODATION

Hallway with uPVC double glazed front entrance door with coloured glass, wood flooring, staircase up to first floor, radiator and wall lights. Doors to dining room and to:

Lounge having uPVC double glazed bow window to front, window to side aspect; period fireplace, original wood flooring, ceiling light and power points.

Dining Room with tile effect flooring, built in storage cupboard, radiator, ceiling light and power points. Open to:

Kitchen having uPVC double glazed windows to side and rear aspects; storage units to base and wall levels, 1 ½ bowl sink and drainer to worktop with space and connections beneath for washing machine, dryer and dishwasher; further space and connections for upright fridge-freezer, oven, induction hob beneath extractor. Breakfast bar, wood effect flooring, TV point, ceiling light and power points.

Bedroom 3 with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.

Store / Office with uPVC double glazed window to side aspect; carpeted floor, radiator, ceiling light and power points.





First Floor

Landing with uPVC double glazed window to front aspect; carpeted floor, ceiling light and power points. Doors to first floor accommodation.

Bedroom 1 with uPVC double glazed bow window to front, window to side aspect; wood flooring, radiator, ceiling light and power points.

Bedroom 2 with uPVC double glazed window to rear aspect; wood flooring, radiator, TV point, ceiling light and power point.

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

OUTSIDE

The property enjoys a colourful flowerbed to the front garden, laid to slate chips with a small paved **Storm Porch** and seating space set beside the front door. A path continues around the side of the property and through gates (ensuring a child and pet friendly, secure space beyond) to the lawned rear garden; with space for garden stores, a 5'9x1'9 patio leading off the rear and to the corner a larger seating space.

The boundaries are contained by fencing and hedge in front of one side, with access to the property all around.

East Lindsey District Council – Tax band: B

ENERGY PERFORMANCE RATING: tbc

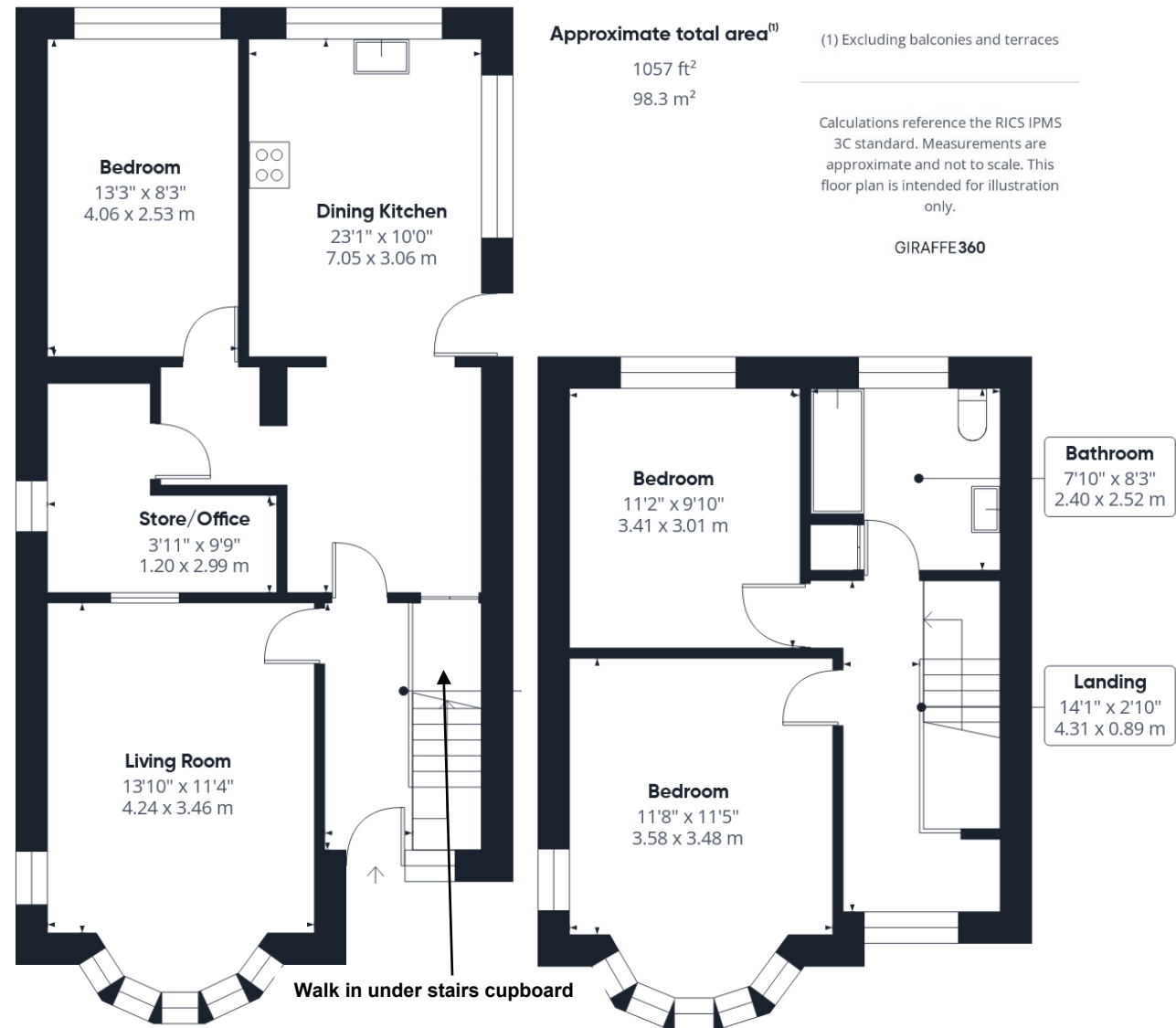
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office...

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