



**Burley**  
Boston Road, Horncastle, Lincolnshire. LN9 6HU

**BELL**



## Burley

Boston Road, Horncastle

### NO ONWARD CHAIN!

Burley is a two-bedroom bungalow, requiring a scheme of updating while boasting a modern kitchen. The property provides spacious accommodation alongside a generous garden; to the southerly, Boston Road, area of Horncastle: a Georgian market town with a full range of services, amenities and schooling.

### ACCOMMODATION

**Entrance Porch** having uPVC double glazed front entrance door with coloured and leaded glass, Wood double glazed windows to front and sides; wood effect flooring and power points. uPVC double glazed door to: Front Lobby with tiled floor and ceiling light. Wood obscure glazed door to:

**Lounge** having uPVC double glazed bay window to front, window to side aspect; fireplace with scrolling style surround, wood effect flooring, radiator, wall and ceiling lights and power points. Door to:

**Central Hallway** with tiled floor, ceiling light and power points. Doors to accommodation including:

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

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

**Kitchen** having uPVC double glazed window to rear aspect; storage units to base and wall levels, sink and drainer set to square edge worktop.





Zanussi oven and four ring induction hob beneath extractor canopy with space and connections for under counter appliance. Wood effect flooring, radiator and ceiling spotlights. Wood obscure door to conservatory to rear, wood door to Storage / Utility space with wall mounted gas fired boiler, space and connections for washing machine

**Conservatory** having uPVC double glazed French doors to rear, windows to sides and rear aspects; tiled floor and power points.

**Shower Room** having uPVC double glazed obscure window to side aspect; shower with board surround, pedestal wash hand basin and low level WC. Wet room flooring, tiles to walls, radiator and ceiling light.

### OUTSIDE

The property is approached to the front, through wooden gates and via a gravel driveway providing ample parking space for multiple vehicles. The garden is laid to lawn, with brick well decoration to the centre; and hedged boundaries.

The rear is laid to paved patio with mature borders and timber sheds while down the sides are paved and lawned spaces.

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...

Old Bank Chambers, Horncastle. LN9 5HY.  
Tel: 01507 522222;  
Email: [horncastle@robert-bell.org](mailto:horncastle@robert-bell.org);  
Website: <http://www.robert-bell.org>

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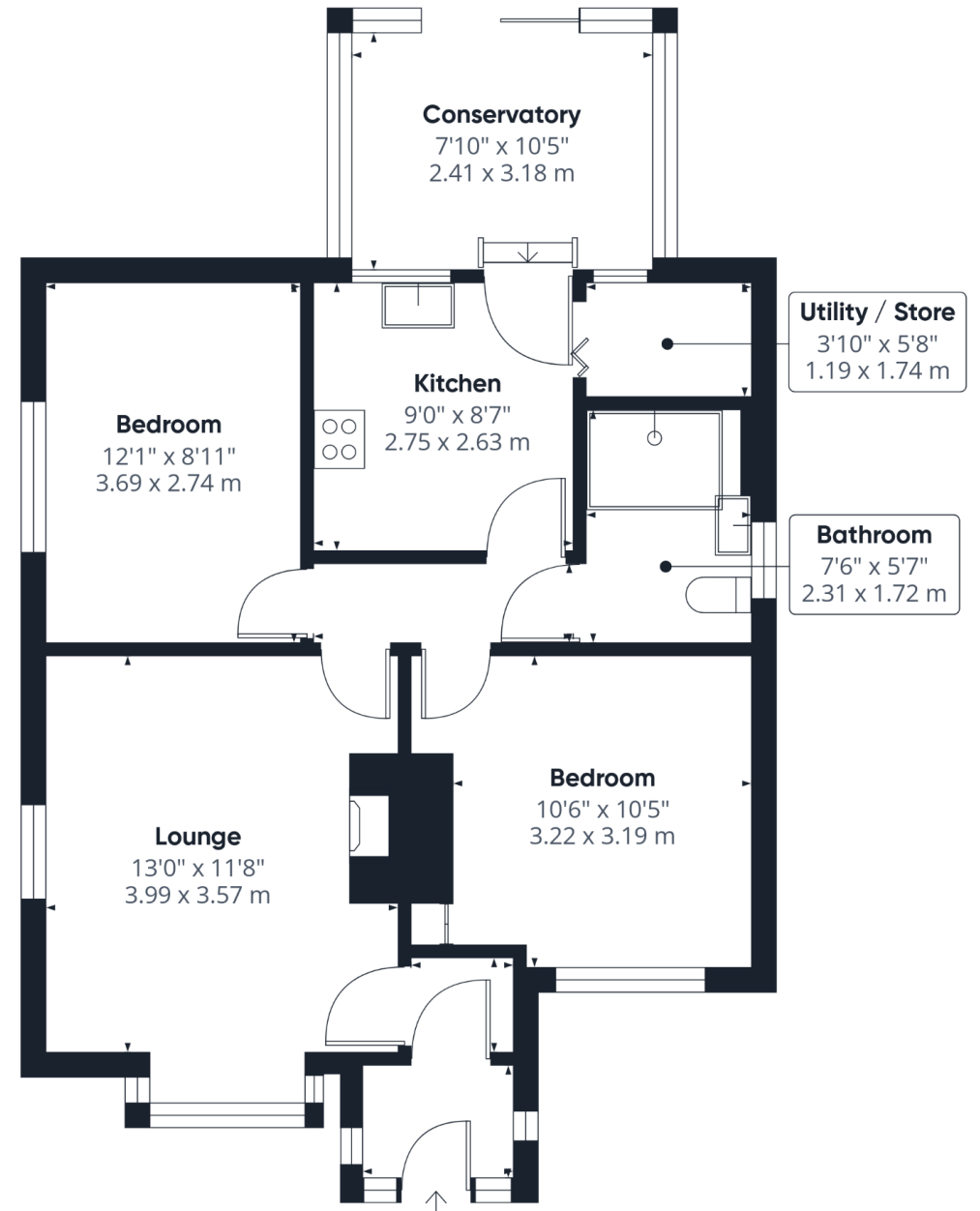
**Approximate total area<sup>(1)</sup>**

673 ft<sup>2</sup>  
62.3 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.

**GIRAFFE360**



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

[www.robert-bell.org](http://www.robert-bell.org)

