



6 Madely Close
Horncastle, Lincolnshire. LN9 6RQ

BELL



6 Madely Close Horncastle

6 Madely Close is an attractive, semidetached three bedroom family home; tucked away in the corner of a no through road. The property is well presented throughout with modern bathroom and kitchen alongside a rear conservatory, adding living space to the ground floor.

The internal accommodation comprises; entrance hallway, cloakroom, living room, dining kitchen and conservatory to the ground floor with three bedrooms and family bathroom to the first floor. Externally the property benefits from off road parking and a fully enclosed rear garden.

Madely Close is a popular residential location close to the centre of the historic Georgian market town of Horncastle which lies approximately 20 miles away from the county capital of Lincoln and is well connected through a regular bus service. There is a local primary school and two highly regarded secondary schools including Queen Elizabeth's Grammar School.



ACCOMMODATION

Hallway having uPVC double glazed front entrance door, carpeted staircase with handrail to first floor, wood effect flooring, radiator, ceiling light and power points. Doors to living room and to:

Cloakroom with uPVC double glazed obscure window to front aspect; carpeted floor, low level WC, wash hand basin, radiator and ceiling light.

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



Dining Kitchen having uPVC double glazed window to rear aspect; a range of base, drawer and wall units, sink and drainer to roll edge worktop with space and connections for under counter washing machine, dryer and dishwasher; upright American style fridge freezer, cooker and hob beneath extractor canopy. Tiled floor, radiator and ceiling lights. uPVC double glazed French doors to:

Conservatory having uPVC double glazed windows to side and rear, French doors to side aspect; wood effect flooring, wall mounted electric heater, ceiling light and power points.

First Floor

Landing with carpeted floor, built in storage space, loft access hatch, ceiling light and power point. Doors to first floor accommodation.

Bedroom 3 with uPVC double glazed window to front aspect; carpeted floor, built in storage space, radiator, ceiling light and power points.

Bedroom 1 with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

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

Bathroom having uPVC double glazed obscure window to rear aspect; panel bath with tiled surround and shower over, pedestal wash hand basin and low level WC. Wood effect flooring, radiator, shaver socket and ceiling light.

OUTSIDE

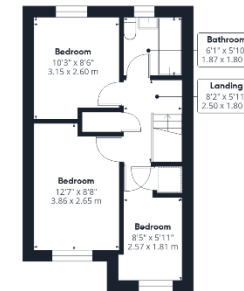
The property is approached over a gravel driveway that runs alongside the property and provides dedicated, off-road parking. A new path leads up from the front to the front door. The front garden is predominantly laid to lawn with feature tree.

A personnel gate to the rear of the property provides access to the fully enclosed rear garden from the driveway. Immediately to the rear of the property, alongside the conservatory is a paved seating area. The garden is laid to lawn with a timber **Store/Shed**.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

762 ft²
70.6 m²

Reduced headroom

8 ft²
0.7 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

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

GIRAFFE360

ENERGY PERFORMANCE RATING: C

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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