



1 Watson's Yard West Street, Horncastle, Lincolnshire. LN9 5JG

BELL

1 Watson's Yard is a two-bedroom, semi-detached property located in behind West Street, to the heart of the Georgian market town of Horncastle. Updated by the current vendors, the property comes to the market with **NO ONWARD CHAIN**, and boast a spacious living room alongside kitchen and ground floor bathroom.

Within walking distance for most are a full range of services and amenities, including primary and secondary schooling, with the city of Lincoln 21 miles west, and coast the same distance to the East, both accessible via a regular bus service.



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I Watson's Yard off West Street, Horncastle

ACCOMMODATION

Entrance Hallway with wood single glazed front entrance door; carpeted staircase to first floor, wood effect flooring and ceiling light. Doors to bathroom and to:

Lounge having wood single glazed window to front aspect; tiled fireplace with electric fire inset, radiator, TV point, ceiling lights and power points. Wood door to:

Kitchen having wood single glazed window to rear, window and door to side aspect; storage units to base and wall levels, sink and drainer to roll edge worktop with space and connections for under counter appliances, Cooke & Lewis oven and four ring induction hob. Tiled floor, radiator and ceiling light.

Bathroom having wood single glazed obscure window to side aspect; panel bath with shower over, tiled surround, pedestal wash hand basin and low level WC. Wood effect flooring, radiator, wall mounted gas fired Vaillant boiler and ceiling light.

First Floor

Gallery Landing with wood single glazed obscure window to rear aspect; carpeted floor, ceiling light. Doors to:

Bedroom 1 with wood single glazed window to front aspect; built in alcove storage spaces, carpeted floor, radiator, ceiling light and power points.

Bedroom 2 with wood single glazed window to side aspect; carpeted floor, radiator, ceiling light and power points.

OUTSIDE

The property is approached off West Street and up a hard standing path to the front door, with a paved path circling to the rear and providing bin storage space. Further along the path is a paved, patio garden space with a useful store.

The Yard is home to five properties including the old Watson's Infant School; parking is available on West Street.

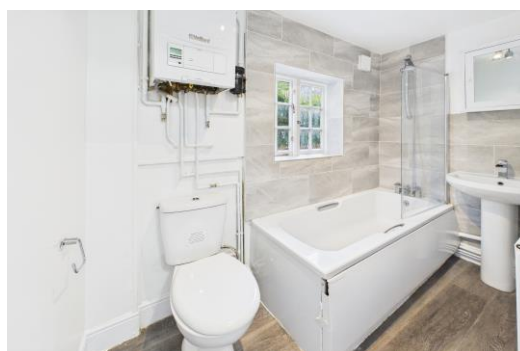


East Lindsey District Council – Tax band:

ENERGY PERFORMANCE RATING: E

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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