



47 Queen Street
Horncastle, Lincolnshire. LN9 6BH

BELL



47 Queen Street Horncastle

47 Queen Street is a three-bedroom, end-terrace property located to a corner position within the conservation area of Horncastle. Providing living and dining rooms alongside kitchen to the ground floor, the property enjoys a dual-aspect front bedroom and two more first floor spaces leading through from one to the other.

The property benefits from a modern gas boiler, and a south-east facing rear garden, while street parking is available on Queen and Cross Street.

Horncastle is a Georgian market town, home to a full range of services and amenities including primary and secondary schooling. Located in central Lincolnshire, the property is 21 miles from the coastal resort of Skegness to the East, and at the same distance to the west is the county city of Lincoln.

ACCOMMODATION

Living Room having wood obscure glazed front entrance door with wood window to front and sash window to side aspect; gas fire to decorative surround, wood effect flooring, radiator, TV point, ceiling light and power points. Open to:

Dining Room with wood sash window to side aspect; wood effect flooring, radiator, ceiling light and power points. Door to:
Hallway with wood sash window to side aspect; tiled floor, ceiling lights. Doors to kitchen and to:

Shower Room having wood single glazed obscure window to side aspect; pedestal wash hand basin, low level WC, tiled floor, radiator and ceiling lights; step down to one shower cubicle with tiled surround





Breakfast Kitchen having wood single glazed windows to side and rear, patio door to rear aspect; a good range of storage units to base and wall levels including glazed and open shelving, Butlers sink to wood worktop with drainage furrows with space and connection for washing machine, dryer, dishwasher and fridge, cooker and hob beneath extractor. Tiled floor, radiator, ceiling light and power points.

First Floor

Landing with carpeted floor and wall light. Doors to:

Bedroom with wood sash windows to front and side aspects; carpeted floor, radiator, wall light and power points.

Bedroom with wood sash window to side aspect; carpeted floor, radiator, wall light and power points. Door to:

Bedroom with wood sash window to side aspect; carpeted floor, radiator, wall mounted Ideal gas fired boiler, ceiling light and power points.

OUTSIDE

The property is approached to the front, from Queen Street, up a hardstanding path with artificial turf alongside to the front door.

The rear garden is partially laid to artificial turf and partially lawned, with a timber Store. Contained by brick walls and mixed fencing, the neighbouring property has right of way across the rear of the property and to the side gate, on to Cross Street.

East Lindsey District Council – Tax band: A

ENERGY PERFORMANCE RATING: D

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;
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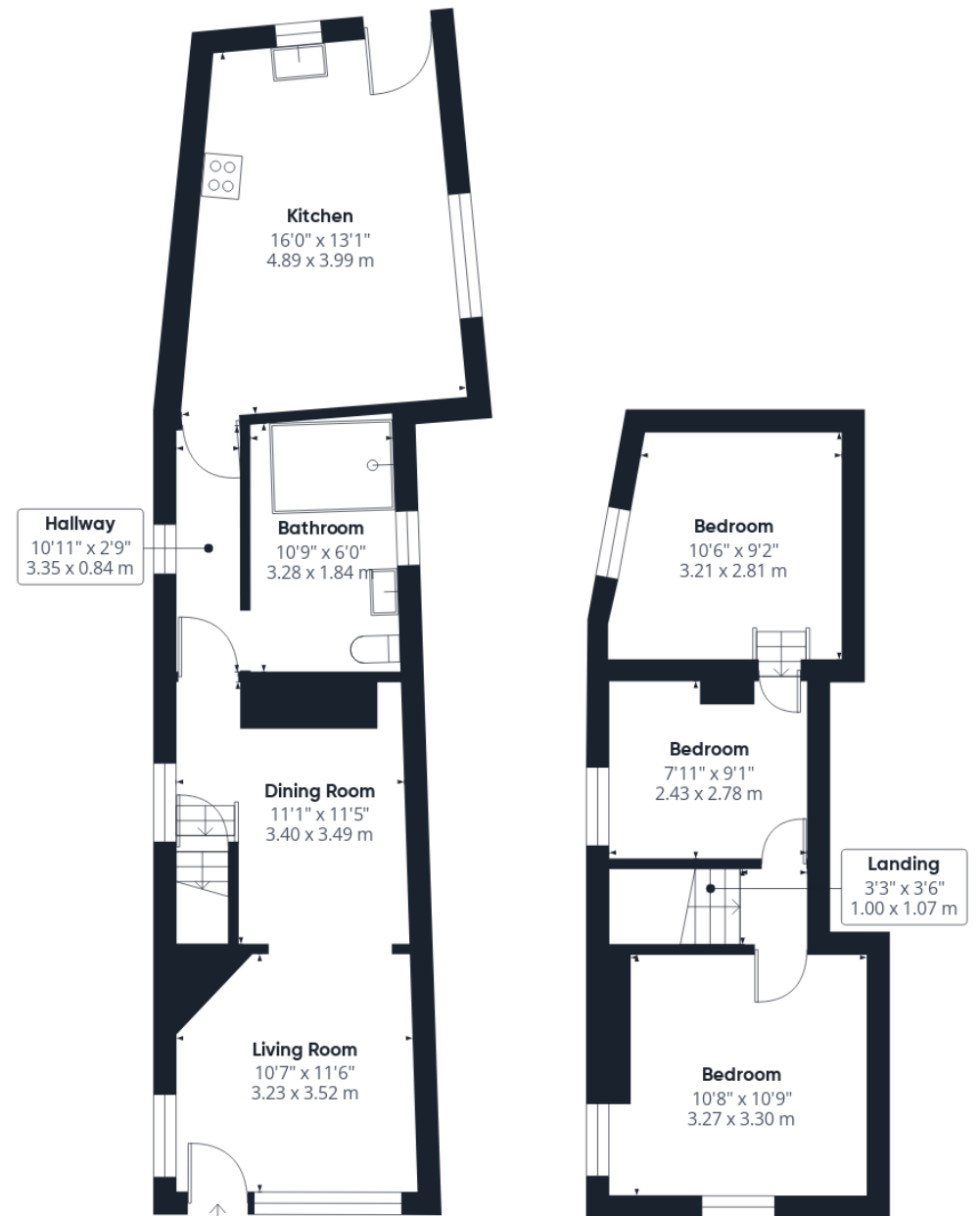




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