



70 Prospect Street

Horncastle, Lincolnshire. LN9 5AX

BELL

NO ONWARD CHAIN! A one-bedroom mid-terraced property, excellently located within walking distance of Horncastle's services and amenities. Accommodation comprises: living room, kitchen to the ground floor; bedroom and bath & shower room to the first. The property enjoys a paved rear garden and external workshop/store, with roadside parking available opposite.



Old Bank Chambers, Horncastle. LN9 5HY
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70 Prospect Street, Horncastle

Horncastle is a well serviced and historic market town with an excellent range of amenities including supermarkets, leisure centre, post office, banks, pharmacists and a range of local shops and cafes. A regular bus service runs from the market place, to the county capital of Lincoln and the coastal resort of Skegness.

Entered to the front through uPVC double glazed obscure door to

Lounge - with uPVC double glazed window to front, lights to walls. Exposed beam to ceiling, wood fireplace with tiled hearth. Radiator, multiple power points, wood effect flooring. Open doorway to...

Kitchen - with uPVC double glazed window and obscure patio door to rear, lights to ceiling. Caple sink and drainer to roll edge worktop, storage units to base and wall levels. Cooker and hob, under counter space and connections for washing machine and under stairs space for further appliance. Radiator, multiple power points, tiled flooring. Carpeted stairs to...

First Floor Landing - with light to ceiling, loft access hatch. Wood door to bedroom and bathroom.

Bedroom - with uPVC double glazed window to front, light to ceiling. Carpet, radiator, multiple power points.

Bathroom - with uPVC double glazed obscure windows to rear, lights to ceiling. Low level wc, pedestal sink, bath, shower cubicle with Bristan electric shower over. Wood effect flooring, radiator, wood door to over stairs cupboard hosting gas fired ideal boiler.

Outside

The property has a paved rear garden; with flower bed to one side, and a rear **Workshop / Store** with light and power. The neighbouring property has access across the back and to the archway which leads down the side and to Prospect Street.



East Lindsey District Council – Tax band: TBC

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.
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Brochure prepared 23.10.2025

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