



BRITISH
PROPERTY
AWARDS

2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



74 Foundry Street
Horncastle, Lincolnshire. LN9 6AB

BELL



74 Foundry Street Horncastle

74 Foundry Street is a spacious two bedroom property, with garage parking and a large lawned garden; to the heart of Horncastle. Within convenient distance of the full range of services, amenities and schooling found in the town; the property provides generous lounge and dining room spaces alongside kitchen, conservatory, utility and cloakroom.

The property is complete with a second floor store/office.

ACCOMMODATION

Entrance Hallway with composite front entrance door with double glazed window above, staircase up to first floor with built in under stairs storage space, radiator and ceiling light. Doors to dining room, kitchen and:

Lounge having uPVC double glazed, half-obscured bay window to front aspect; Clearview log burning stove on brick hearth with oak over mantle, wood flooring, radiator, TV point, ceiling light and power points.

Dining Room having wood single glazed window to conservatory to rear, open fireplace with stone hearth and mantle, Built in storage and alcove shelving space, carpeted floor, radiator, ceiling light and power points.

Kitchen having uPVC double glazed window to side aspect; storage units to base and wall levels, ceramic sink and drainer set to roll edge worktop with space and connections for upright fridge-freezer, Belling Range cooker to tiled surround. Tile effect flooring, radiator, ceiling spotlights and power points. Composite door to conservatory and wood glazed door to:

Utility having uPVC double glazed window to side aspect; storage units beneath roll edge worktop, space





and connections for washing machine. Wall mounted gas fired Ferroli boiler, ceiling light and power points. Door to:

Cloakroom with uPVC double glazed obscure-film window to rear aspect; low level WC, pedestal wash hand basin and ceiling light.

Conservatory being a lean-to wood framed double glazed construction with patio door to side, tiled flooring and double power socket.

First Floor -Gallery Landing with uPVC double glazed window to rear aspect; wood flooring, radiator, ceiling light and power points. Doors to first floor accommodation.

Bedroom 1 with uPVC double glazed half obscure window to rear aspect; built in bank of wardrobes, carpeted floor, exposed feature brick wall, radiator, ceiling light and power points.

Bedroom 2 with uPVC double glazed window to front aspect; built in wardrobe storage space, carpeted floor, radiator, ceiling light and power points.

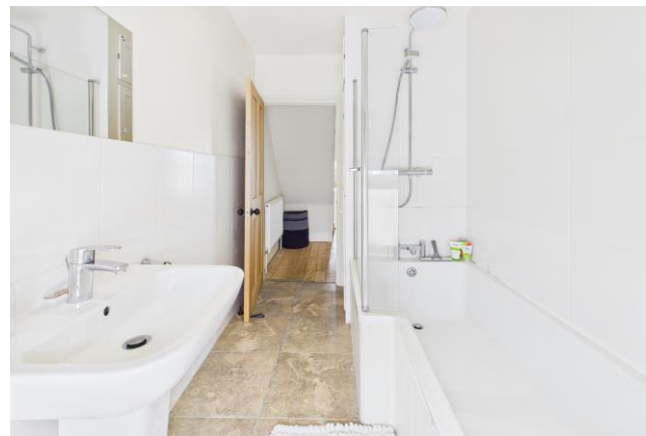
Bathroom having uPVC double glazed partially obscure window to front aspect; P shaped bath with monsoon and regular shower heads over, pedestal wash hand basin and low level WC. Tiles to floor and walls, built in storage space, heated towel rail and ceiling spotlights.

Second Floor Office / Storage with wood framed skylight to rear, TV point, ceiling lights and power points.

OUTSIDE

The property provides storage space to the front, leading to the Single Garage with doors to front, personnel door to rear, light and power.

The garden is predominantly laid to lawn, facing south and west thus enjoying sunlight throughout the afternoon. Contained by boundary walls and timber fencing, the garden is set with patio seating space and timber shed.





East Lindsey District Council – Tax band: B

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

Old Bank Chambers, Horncastle. LN9 5HY.

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Brochure prepared 04.07.2025

Approximate total area⁽¹⁾

1258 ft²

116.9 m²

Reduced headroom

41 ft²

3.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS
"2" standard. Measurements are
to scale. This
is illustration

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DISCLAIMER

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