



48 College Park
Horncastle, Lincolnshire. LN9 6RE

BELL

48 College Park, Horncastle



NO ONWARD CHAIN! 48 College Park is a three bedroom family home, set to an end of cul de sac position in a popular residential area of Horncastle with a full range of services and amenities available in the town.

The vendor has in recent years added a reception room via garage conversion; further accommodation comprising lounge, dining room, kitchen, utility and cloakroom to the ground floor. The first floor provides three bedrooms and the family bathroom.

ACCOMMODATION

Hallway with uPVC obscure double glazed main front entrance door, carpeted floor, carpeted staircase up to first floor, radiator and ceiling light. Door to:

Living Room having uPVC double glazed bay window to front aspect; gas fire (not in use) inset to stone surround with mantel, carpeted floor, radiator, TV point, ceiling and wall lights and power points. Open archway to:

Dining Room having uPVC double glazed sliding doors to rear, light to ceiling, radiator, carpet and multiple power points. Wood single glazed obscure windowed door to...

Kitchen having uPVC double glazed window to rear aspect; a good range of storage units to base and wall levels, sink and drainer inset to roll edge worktop, New World oven and Stoves hob beneath extractor canopy. Tiled floor, ceiling light and power points. Door to:

Utility having uPVC obscure double glazed door and window to rear aspect; roll edge worktop with space and connections for washing machine beneath, space and connections for fridge and freezer. Vinyl flooring, wall mounted gas fired, ceiling light and power points. Wood windowed door to:



Reception Room having uPVC double glazed window to front aspect; carpeted floor, radiator, loft access hatch, TV point, ceiling light and power points. Wood windowed door to hallway.

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

First Floor

Gallery Landing with uPVC double glazed window to side aspect; built in airing cupboard, loft access hatch, carpeted floor, ceiling light and power point. Doors to first floor accommodation.

Bathroom having uPVC obscure double glazed window to rear aspect; panel bath, wash hand basin inset to vanity unit and low level WC. Mermaid board to walls, heated towel rail and ceiling light.

Bedroom with uPVC double glazed window to rear aspect; carpeted floor, built in wardrobe and storage unit, radiator, ceiling light and power points. Door to:

En-suite Shower Room having uPVC obscure double glazed window to side aspect; shower with tiled surround, wash hand basin and low level WC. Tile effect flooring, radiator, shaver socket and ceiling light.

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

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

OUTSIDE

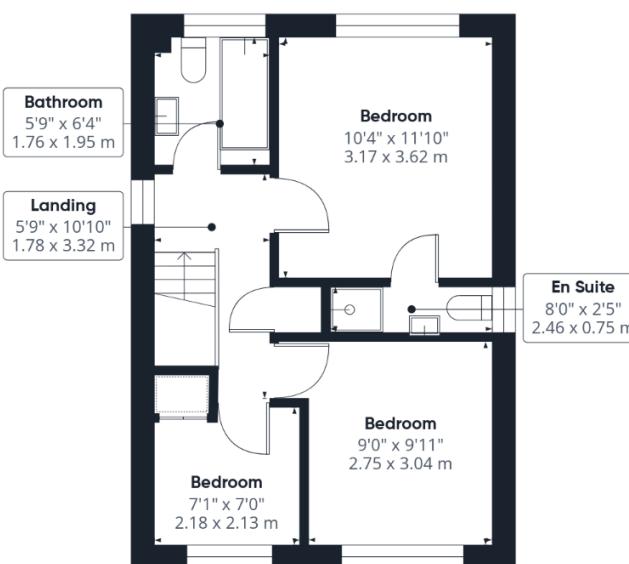
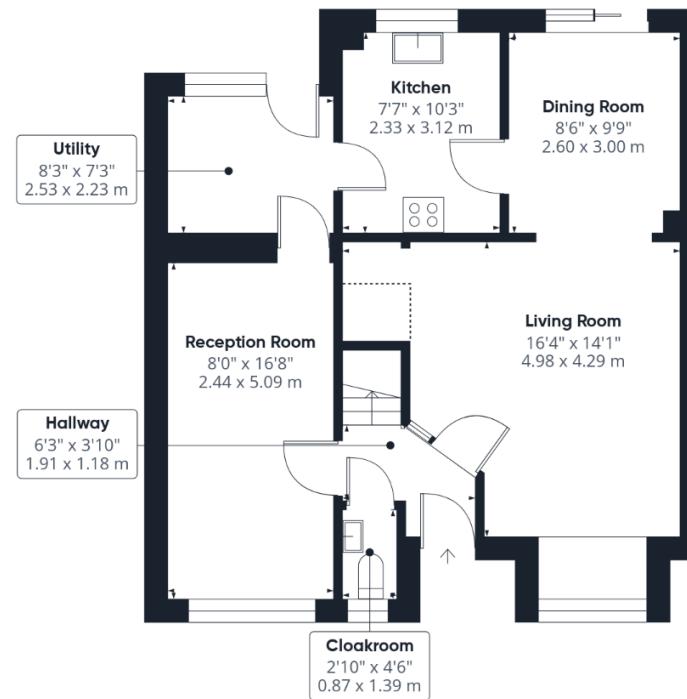
The property is approached to the front over concrete driveway; with lawned space and a mature tree to the front. A path leads up the side of the former garage and to the rear.

The rear garden is predominantly laid to lawn with a paved patio; mature hedging to the rear boundary and fencing to the sides.

DISCLAIMER

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- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation or warranty whatever in



(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

Approximate total area⁽¹⁾

995 ft²

92.4 m²

Reduced headroom

7 ft²

0.6 m²

**East Lindsey District Council –
Tax band: C**

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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