



55 Louth Road
Horncastle, Lincolnshire. LN9 5EN

BELL



55 Louth Road Horncastle

55 Louth Road is a substantial detached bungalow with en-suite facilities to two large double bedrooms plus a versatile third bedroom/study space. Offering flowing living space, with lounge continuing through to dining room; a large kitchen with considerable storage space and conservatory to the rear, the property will suit a range of potential purchasers.

The driveway provides parking space and access to the large garage with workshop; an artificial lawn and shrubs colour the front while the considerable rear garden is set with lawned and oriental style gardens, a paved patio and a vegetable plot.

Horncastle is a well serviced market town with amenities including supermarkets, banks, doctors' surgery, post office, swimming pool and a range of local shops and cafes. There is a regular bus service to the county capital of Lincoln and the beautiful East Coast, Horncastle sitting halfway between the two, 21 miles from each.



ACCOMMODATION

Hallway having uPVC double glazed obscure leaded front entrance door with matching side panels, of L shaped proportions, wood flooring, wall mounted electric heater and ceiling spotlights. Doors to airing cupboard, cloak store and accommodation including.

Lounge having uPVC double glazed bow window to front aspect; carpeted floor, electric fire to wall and electric wall heater, ceiling lights and power points. Open arch to:



Dining Room with uPVC double glazed window to rear aspect; carpeted floor, ceiling light and power points. Wood glazed door to:

Breakfast Kitchen having uPVC double glazed window to rear aspect; an excellent range of oak fronted storage units to base and wall levels plus full height cupboards and 'figure of eight' shaped kitchen islands to centre, one with breakfast bar, sink and drainer to square edge worktop. Integrated dishwasher, space and connections for upright American style fridge-freezer, oven and grill, unit for microwave above. Louvre door to storage space, vinyl flooring, ceiling lights and power points. Wood glazed door to hallway and uPVC double glazed sliding doors to:

Conservatory having uPVC double glazed windows to sides and rear; patio door to side and French doors to rear aspect; tiled floor and ceiling light.

Family Bathroom having uPVC double glazed obscure windows to rear aspect; panel bath, wash hand basin to storage unit with mirror over and shaver socket and low level WC. Vinyl flooring, heated towel rail, tiles to walls and ceiling lights.

Bedroom with uPVC double glazed French doors and window to rear aspect; bank of built in wardrobes, carpeted floor, electric wall heater, ceiling lights and power points. Door to:

En- suite Shower Room having walk in shower cubicle, wash hand basin to storage unit with light up mirror over and low level WC. Tile effect flooring, tiles to walls, wall mounted storage space and ceiling lights.

Bedroom with uPVC double glazed window to front aspect; carpeted floor, electric wall heater, ceiling light and power points. Door to:

En- suite Shower Room having uPVC double glazed obscure window to front aspect; walk in shower cubicle with electric shower over and tiled surround, wash hand basin to storage unit with light up mirror over and low level WC. Soft style vinyl flooring, heater towel rail and ceiling lights.

Bedroom with uPVC double glazed window to front aspect; carpeted floor, electric wall heater, ceiling light and power points.





OUTSIDE

The property is approached through vehicle gates, leading onto a gravel driveway providing ample off road parking for multiple vehicles and continuing to the **Garage** with electric up and over door with Workshop/Utility to one end, space and connection for washing machine and tumble dryer, units to base and wall levels, sink and drainer and power points; uPVC double glazed window and wooden door to rear aspect.

The front garden comprises an area laid to artificial lawn with mature shrubs and small trees to one side and front aspect and a slatted patio area.

The rear garden is a good size and well laid out, comprising an area laid to lawn with shrubs to both sides and to end; a Japanese Rill Garden with attractive water feature (For restoration), large patio area and to the rear a vegetable garden with raised beds, greenhouse with power connected, shed and summerhouse. The rear garden is accessed from both sides of the property – with gates ensuring a child and pet friendly, secure space -and there are outside power sockets.

East Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING: tbc

Electric heaters

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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