



No.98

Situated along the popular Horncastle Road and enjoying pleasant views over the Maud Foster waterway, this spacious semi-detached period property is offered with no onward chain and provides flexible 3-4 bedroomed accommodation within convenient walking distance of local shops, restaurants and the town centre. The waterside setting is particularly attractive, with colourful spring bulbs lining the banks earlier in the year and is a popular fishing spot throughout the summer months.

Recently rendered and painted externally, the property provides generously proportioned characterful accommodation throughout and, whilst offering scope for some cosmetic improvement internally, benefits from gas fired central heating and double glazed windows. The accommodation comprises a dining kitchen, a lounge-diner, separate office /snug and a ground floor shower room, together with three first floor bedrooms and a family bathroom. A further staircase leads to a useful attic room which has been used by the current family as a bedroom but offers excellent versatility.

Outside, the property benefits from off-road parking for two vehicles to the front and an enclosed rear garden with an attractive log cabin, providing an ideal space for entertaining, hobbies or working from home.

EPC - TBC

Council Tax Band - B

Drainage - Mains Drainage



Entrance Hall – A uPVC front door opens into the entrance hall with laminate flooring, staircase rising to the first-floor accommodation.

Lounge – 7.56m x 3.49m (24'10" x 11'5") Featuring a uPVC bay window to the front aspect with stained glass panels, further double-glazed window to the rear aspect, two radiators, feature fireplace and wood laminate flooring.

Kitchen/Dining Room – 6.63m x 2.88m (21'9" x 9'5") Having two double-glazed windows to the side aspect and a quarry-tiled floor, the room comprises a range of work surfaces with cupboards beneath, space and point for an American-style fridge freezer, space and point for a Rangemaster cooking range, and a single drainer stainless steel sink unit with hot and cold taps over.

Shower Room – 1.64m x 1.63m (5'5" x 5'4") Housing a low-level WC, pedestal wash hand basin and tiled shower enclosure. There is a window to the side aspect and a radiator.

Rear Hall -Having plumbing for a washing machine.

Office / Study / Family Room – 2.98m x 2.77m (9'9" x 9'1") A versatile room with double-glazed windows to both the side and rear aspects and a radiator.

Bedroom One – 3.66m x 4.60m (12'0" x 15'1") Having a double-glazed window to the front aspect and a radiator. **Bedroom Two** – 3.64m x 3.09m (11'11" x 10'2") Having a double-glazed window to the rear aspect and a radiator. **Bedroom Three** – 2.56m x 3.08m (8'5" x 10'1") Having a double-glazed window to the side aspect and a radiator.

Bathroom – 2.83m x 1.72m (9'3" x 5'8") Comprising a three-piece suite including a panel bath with shower unit and shower screen over, pedestal wash hand basin and low flush WC. There are two windows to the side aspect, a radiator and tiling where appropriate.

Second Floor Attic Room – 3.48m x 4.72m (11'5" x 15'6") Having a double-glazed window to the side aspect.

Outside – To the front of the property, a gravel driveway provides off-road car parking for two vehicles. A gate to the side of the property allows access to the side entrance and the rear garden, which is enclosed by fencing and laid to lawn with decked pathways. A generous timber cabin 18'11 x 14'4 A substantial timber outbuilding ideal for storage, workshop use or hobbies is included within the sale of the property and benefits from spotlights and power points.









Total area: approx. 169.7 sq. metres (1826.3 sq. feet)

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