



Grundys Cottage
2 Grundys Court, Horncastle, Lincolnshire. LN9 5JD

BELL

2 Grundys Court is a Grade II Listed two-bedroom property, set back from the road with courtyard style garden, outbuildings and parking, to the very heart of this Georgian market town.

Enjoying an east-facing position within the conservation area of Horncastle, the property provides a living room and kitchen to the ground floor; bedrooms and bathroom to the first.



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Within walking distance for most are a full range of services and amenities; with both the supermarket and prestigious Queen Elizabeth's Grammar School particularly close. Public transport links in the town connect to the Lincolnshire coast, and the city of Lincoln.

ACCOMMODATION

Breakfast Kitchen having wood front entrance door and wood sash window to front; a range of storage units to base and wall levels, sink and drainer set to roll edge worktop, radiator, tile effect flooring, ceiling light and power points. Carpeted stairs with spindle and balustrade to first floor Wood door to:

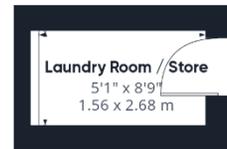
Living Room with wood sash window to front aspect; carpeted floor, radiator, ceiling light and power points.

First Floor -Gallery Landing with wood sash window to rear aspect; carpeted floor, ceiling light and power points. Doors to first floor accommodation.

Bathroom having wood single glazed sash window to front aspect; panel bath with tile surround, corner shower cubicle with tiled surround, pedestal wash hand basin and low level WC. Tile effect flooring, wall mounted gas fired Worcester boiler, radiator, loft access hatch and ceiling light.

Bedroom with wood single glazed sash window to front aspect; carpeted floor, alcove shelving, radiator, ceiling light and power points.

Bedroom with wood sash window to rear aspect; carpeted floor, radiator, ceiling light and power points.



Ground Floor Building 2

OUTSIDE

The property is off Prospect Street to a tarmac parking space, outside the courtyard style walled garden. With personnel gate leading to the central paved path; the garden is laid out before the property with mixed flowerbeds laid to gravel; stone hard standing and mixed flowers and shrubs.

To the side stands a brick and tile outbuilding with power and water, providing two store spaces.

East Lindsey District Council – Tax band: A

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.

Tel: 01507 522222;

Email: horncastle@robert-bell.org;

Website: <http://www.robert-bell.org>

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