



35 Queen Street
Horncastle, Lincolnshire. LN9 6BD

BELL



35 Queen Street Horncastle

35 Queen Street is a spacious, five bedroom Victorian family home located within Horncastle's conservation area. Enjoying an east-west orientation with afternoon sun through the two bay windows at the front, the property provides versatile, well-presented accommodation throughout; comprising: generous family room and lounge spaces to the front, the latter leading through to dining room and modern kitchen, with rear lobby, utility, cloakroom, studio/gym and store/office leading down one side. The first floor, with split-level landing offers five bedrooms, three comfortable doubles, an en suite bathroom to the master; plus a family shower room.

Set with paved and lawned garden spaces, home to a beautiful range of mature plants and a small pond, the rear is a private, secure area suitable for children and pets, and is complete with a full-width outbuilding providing a potting shed and another versatile space, currently the games room. A passageway offers access from the front to the rear and useful, covered, storage.



Within walking distance for most is the centre of Horncastle, a Georgian market town providing a full range of services and amenities including primary and secondary schooling, supermarkets, doctors surgery and a series of leisure and sporting facilities, eateries and independent shops. The coastal resort of Skegness and county city of Lincoln are 21 miles in opposite directions, while the popular inland resort of Woodhall Spa, home of England Golf, is only six miles away.



ACCOMMODATION

Entrance Hallway having wood front door with window above, tile effect flooring, carpeted staircase to first floor, radiator and ceiling light.

Family Room with wood double glazed bay window to front aspect; iron and tile fireplace with oak surround, carpeted floor, radiator, ceiling light and power points.

Lounge with wood double glazed bay window to front aspect; gas fire to stone stand and wood surround, carpeted floor, radiator, TV point, ceiling light and power points. Door to:

Dining Room with uPVC double glazed French doors and full height windows to rear aspect; carpeted floor, radiator, ceiling light and power points. Open archway to:

Kitchen having uPVC double glazed window to rear aspect; an excellent range of modern units with soft-close doors to base and wall levels including glazed display shelving, Farmhouse cooker and hob beneath Bosch extractor canopy, sink and drainer to square edge worktop with space and connections for upright fridge-freezer, integrated dishwasher. Underfloor heating, tiled flooring, ceiling lights and power points. Wood glazed door to hallway and door to:

Rear Lobby with uPVC double glazed obscure door and window to side aspect; wall mounted gas fired Worcester boiler, radiator and ceiling light. Doors to utility and to:

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

Utility having uPVC double glazed window to side aspect; 1 1/2 bowl leisure sink and drainer to roll edge worktop, above storage units and space and connections for washing machine and further appliance, radiator and ceiling light. Open archway to:

Gym / Studio with uPVC double glazed window to side aspect; wood effect flooring, radiator, ceiling light and power points. Door to:

Store / Office Space with uPVC double glazed window to side aspect; wood effect flooring, radiator, ceiling light and power points.





First Floor Landing across split levels, carpeted floor, built in airing cupboard and ceiling lights. Doors to:

Master Bedroom having wood sash window to front aspect; carpeted floor, radiator, ceiling light and power points. Door to:

En-suite Bathroom having uPVC double glazed obscure window to rear aspect; bath with wood panel surround and wood effect tiles, pedestal wash hand basin and low level WC. Heated towel rails and ceiling spotlights.

Bedroom 2 with wood sash window to front aspect; carpeted floor, radiator, ceiling light and power points.

Bedroom 3 with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.

Family Shower Room having uPVC double glazed obscure window to rear aspect; walk in shower cubicle with monsoon and regular heads over, pedestal wash hand basin and low level WC. Heated towel rail and ceiling light.

Bedroom 4 with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.

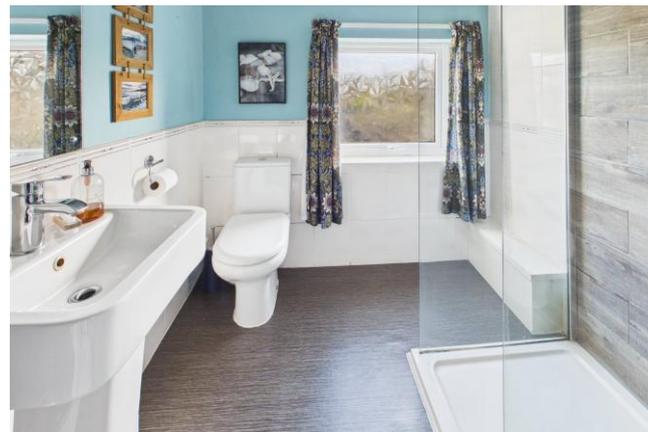
Bedroom 5 with wood sash window to front aspect; carpeted floor, radiator, ceiling light and power points.

OUTSIDE

The property is approached through pedestrian gate with path to the front door flanked by paved spaces, contained by hedging; at the front.

The rear garden is accessed via a private passageway from the front, opening out to the patio seating space off the rear. Flanked by mature flowerbeds and square planters; the garden steps up to continue to a lawn space with central path, greenhouse and an enviable range of mature flowerbeds set with varied plants; and a shallow pond. The garden is contained by boundary walls. To the rear corner is a gravelled bench space, standing before the **Outbuilding**, which comprises:

Potting Shed with uPVC double glazed door and window to front, open ceiling space with beams for storage / hanging, power and lighting. Separate door from front to **Games Room / Studio** with uPVC double glazed French doors and window to front aspect; light and power.







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

Tel: 01507 522222

Email: horncastle@robert-bell.org;

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

Brochure prepared 22.04.2024

DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



Old Bank Chambers, Horncastle. LN9 5HY
Tel: 01507 522222
Email: horncastle@robert-bell.org

www.robert-bell.org

