



 **NEWTON**
FALLOWELL

33 College Park, Horncastle - LN9 6RE
£169,950

33 College Park

Horncastle

Situated in a popular residential area within the historic market town of Horncastle, this well presented semi-detached home offers comfortable and practical accommodation ideal for families, first-time buyers or investors. The accommodation comprises an entrance hall, a welcoming lounge and a spacious dining kitchen to the ground floor, with three bedrooms and a family bathroom to the first floor.

Outside, the property enjoys a lawned front garden, a driveway providing off-road parking which leads to a garage, together with an enclosed rear garden offering a good degree of privacy. Further benefits include gas central heating and double glazing throughout.

Council Tax band: TBD

Tenure: Freehold

EPC Rating: TBC





ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having radiator and staircase rising to first floor.

LOUNGE

13' 3" x 12' 6" (4.04m x 3.80m)

Having box bay window to front elevation, coved ceiling and fireplace with inset electric fire and marble surround. Archway to the:

DINING KITCHEN

15' 2" x 9' 9" (4.63m x 2.97m)

Having window & french doors to rear elevation, part glazed door to side elevation, radiator, tiled floor and understairs storage cupboard. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards under. Work surface return with space & plumbing for automatic washing machine under, cupboard & cupboard housing gas fired boiler providing for both domestic hot water & heating over. Further work surface return with drawers under to one side, space for dishwasher to other side. Further work surface with inset electric hob, integrated electric oven & cupboards under, cupboards & stainless steel extractor over.





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FIRST FLOOR LANDING

Having access to roof space and built-in airing cupboard.

BEDROOM ONE

11' 6" x 8' 8" (3.50m x 2.64m)

Having window to front elevation, radiator and built-in wardrobe.

BEDROOM TWO

9' 7" x 9' 5" (2.92m x 2.87m)

Having window to rear elevation, radiator and built-in cupboard.

BEDROOM THREE

7' 8" x 6' 6" (2.34m x 1.98m)

Having window to front elevation and radiator.

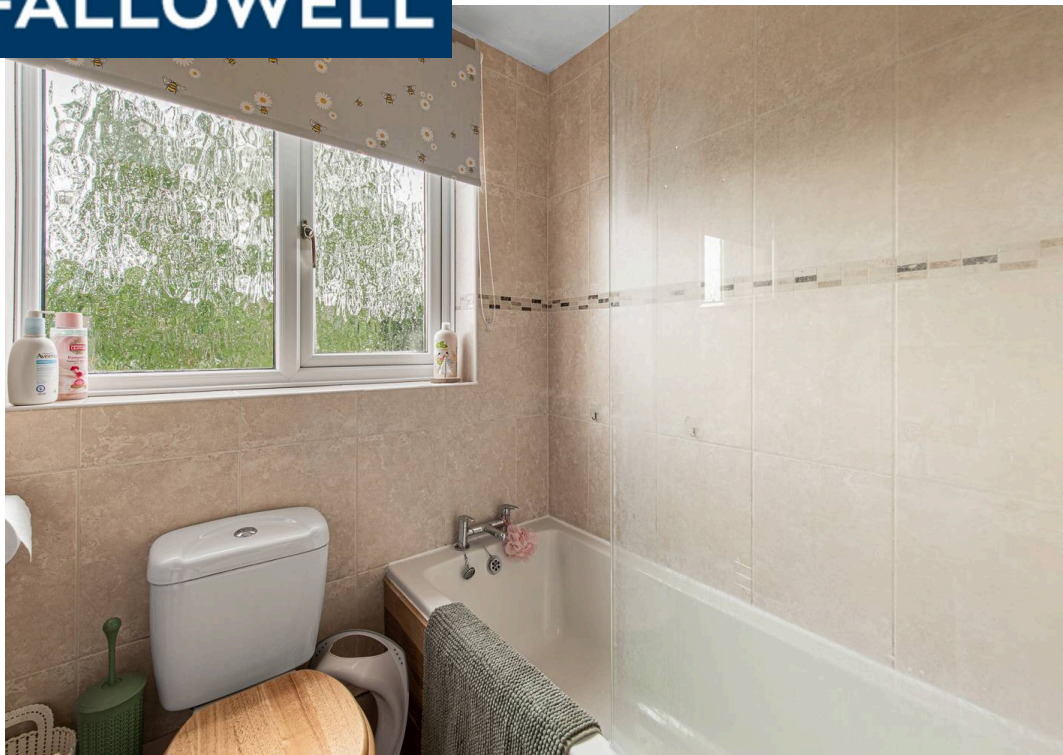
BATHROOM

Having window to rear elevation, chrome heated towel rail, tiled splashbacks, wood effect flooring, panelled bath with shower fitting & anti-splash screen over, close coupled WC and hand basin.





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EXTERIOR

To the front of the property there is a lawned garden with a paved footpath leading to the front entrance door. A gravelled driveway to the side provides off-road parking leading to the:

GARAGE

Having up-and-over door.

REAR GARDEN

Being enclosed and having a paved patio, lawned garden with gravelled borders and gravelled area to the rear of the garage.

SERVICES

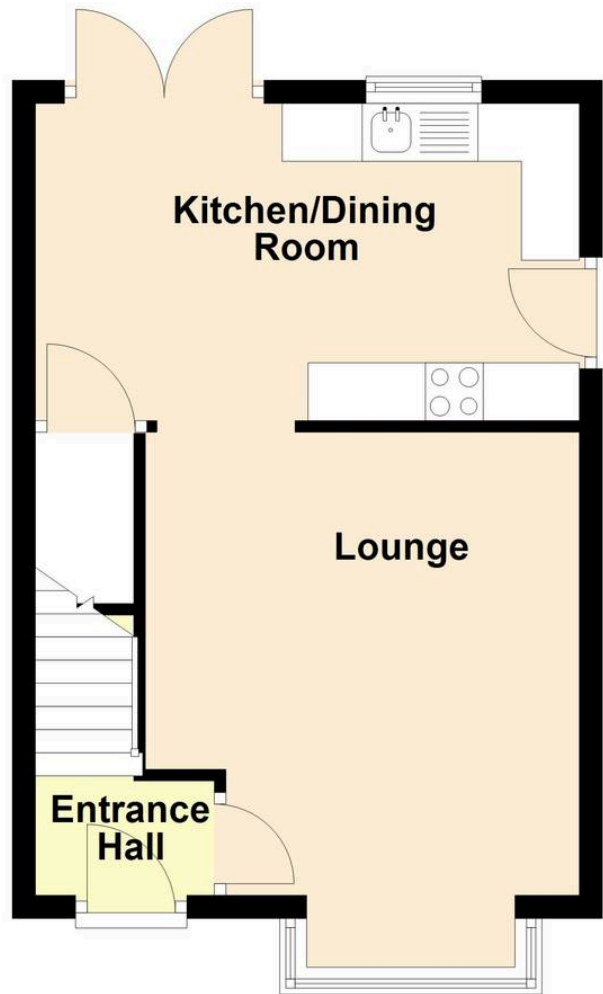
The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band B.

LIFETIME LEGAL

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

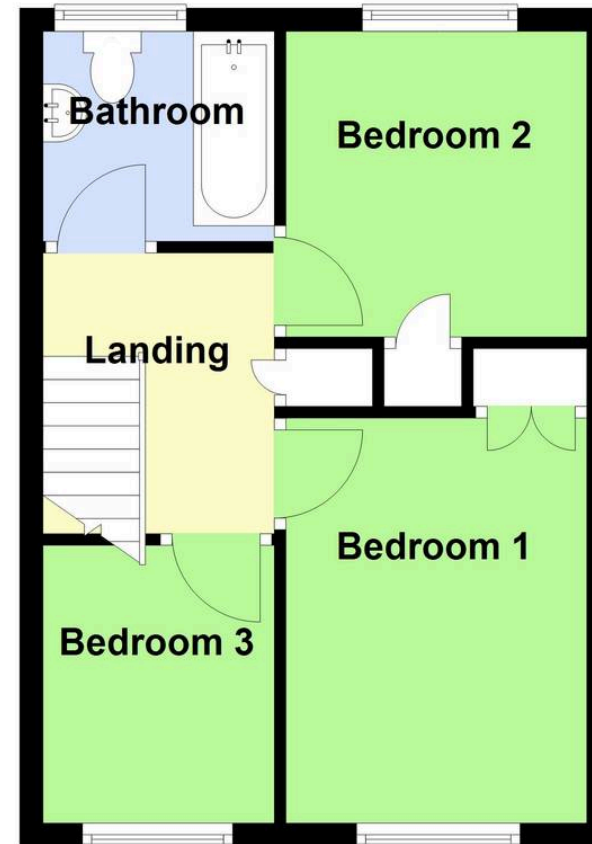
Ground Floor

Approx. 31.6 sq. metres (340.0 sq. feet)



First Floor

Approx. 32.5 sq. metres (350.0 sq. feet)



Total area: approx. 64.1 sq. metres (690.0 sq. feet)



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