



14 Lodington Court
Horncastle, Lincolnshire. LN9 6RZ

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14 Lodington Court, Horncastle



NO ONWARD CHAIN! 14 Lodington Court is a three bedroom semidetached house occupying a very quiet position almost in the corner of this popular development, a safe environment for children and pets with no passing traffic.

The property would make an excellent family home and has the added benefit of owned photovoltaic panels that provide a feed to the immersion heater and receive income from the feed-back tariff.

ACCOMMODATION

Lobby with double glazed obscure leaded door, radiator, tiled flooring. Consumer unit and Optimise PV immersion control unit.

Cloakroom having uPVC double glazed obscure window to the front; wash hand basin with splash back tiling, low level WC, tiled floor, radiator.

Sitting Room having uPVC double glazed window to the front aspect; electric fire set to stone inset over stone hearth with wooden surround and mantel, radiator, TV point. Staircase to first floor, door to kitchen and open to:

Dining Room having uPVC double glazed pair of French doors with matching full height windows alongside to the rear aspect (Conservatory); radiator.

Conservatory having uPVC double glazed windows to two aspects, uPVC double glazed obscure door to the side; polycarbonate vaulted ceiling, vinyl flooring and multiple power points.

Kitchen having uPVC double glazed window to the rear and uPVC double glazed obscure door to the side. Base and wall units, work surfaces with inset stainless steel sink and drainer, splash back tiling. Ceramic hob with extractor hood over, inset electric oven, space for



fridge freezer, dishwasher and washing machine, tiled flooring. Wall mounted gas fired boiler and radiator.

Galleried Landing with uPVC double glazed window to the side, airing cupboard with hot water cylinder and shelving, access to loft space (Loft space with ladder, boarding and photovoltaic unit).

Bedroom 1 having uPVC double glazed window to the rear, radiator, TV point.

Bedroom 2 having uPVC double glazed window to the front, radiator.

Bedroom 3 having uPVC double glazed window to the front aspect; folding door to over stairs storage cupboard, radiator.

Bathroom with uPVC double glazed obscure window to the rear; panel bath with electric shower over, wall tiling, low level WC and wash hand basin. Radiator, vinyl flooring, extractor fan and inset ceiling spotlights.

OUTSIDE

The tarmacadam driveway leads from Lodington Court providing parking for two vehicles and leading to the **Garage** [16' x 8' (4.87m x 2.44m)] with metal up and over door.

The front garden is laid to lawn with a low privet hedge to one side, a paved pathway leads to the side of the property and across past the front door.

A personnel gate at the side of the property gives access to the enclosed rear garden. The paving leads to a paved seating area at the rear of the property and beyond is a lawn area with borders.



The property is presently tenanted. The tenants are due to leave by the end of March. All viewings are strictly through the selling agents.

Photographs used are from July 2020, prior to the property's rental.

ENERGY PERFORMANCE RATING: D

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

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