

1, Stonewell Row

Horncastle,, Lincolnshire,, LN9 5DD

BELL







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NO ONWARD CHAIN! A two bedroom, terrace-end property located within easy walking distance for most of the centre of the historic market town of Horncastle. The property benefits from a South-facing rear aspect and an enclosed garden.

The internal accommodation comprises: hallway, W/C, kitchen and living/dining room to the ground floor with two bedrooms and bathroom to the first.

ACCOMMODATION

Kitchen
Entered through uPVC double glazed door, with window to front. Light to ceiling, storage units to base and wall levels. Sinks and drainer to roll edge worktop, cooker, space and connections for fridge-freezer. Radiator, tile effect flooring.

Living Room
Having uPVC double glazed window to southerly (rear) aspect, light to ceiling. Electric fire with stone stand and wood surround, radiator, carpet. Wood door to under stairs storage space.

Cloakroom
Having uPVC double glazed obscured window to rear, light to ceiling. Low level wc, hand wash basin, wall mounted gas fired Worcester boiler. Tile effect flooring.







Bedroom 2
With uPVC double glazed window to front, light to ceiling. Carpet, radiator, multiple power points.

Bedroom 1
Having uPVC double glazed window to rear, light to ceiling. Carpet, radiator, door to storage space, multiple power points.

Bathroom
With uPVC double glazed obscure window to rear, light to ceiling. Low level wc, pedestal sink, bath with shower over and tiled surround. Radiator, carpet, wood door to over stairs storage space.

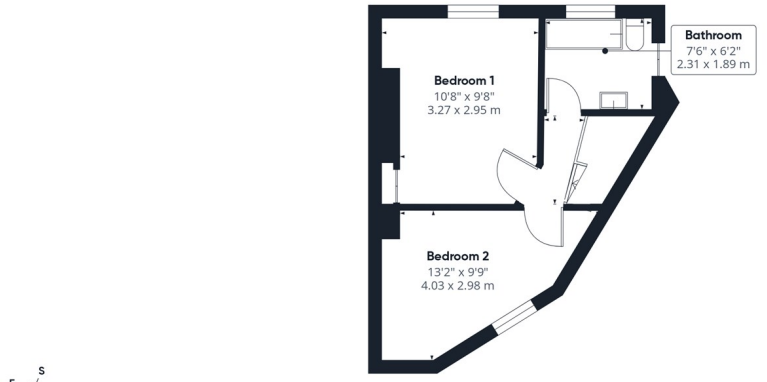
Outside
The property is located to the corner of Stonewell Row, entered from the pavement. To the rear is a paved garden with hedged boundaries and gate down to the rear. The property benefits from a right of access to a shared yard space, leading to a coal store and outside W/C.







Ground Floor



Floor 1

Approximate total area(1)

621 ft²

57.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

COUNCIL TAX: – Tax band: A

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: By arrangement with the agent's Horncastle Sales office Old Bank Chambers, Bull Ring, Horncastle LN9 5HY

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