



41 Mareham Road
Horncastle, Lincolnshire. LN9 6BN

BELL

NO ONWARD CHAIN!

41 Mareham Road is a mid-terraced property, South-facing, with a long rear garden. Located within walking distance for most of Horncastle's range of services, amenities and schooling; the property provides a front-facing lounge and kitchen to the ground floor, bedroom and bathroom to the first. A scheme of updating is required.



Old Bank Chambers, Horncastle. LN9 5HY
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ACCOMMODATION

Entered to the front through uPVC double glazed obscure door to:

Lounge with uPVC double glazed window to front aspect; wood effect flooring, radiator, ceiling light and power points.

Kitchen having uPVC double glazed window and patio door to rear aspect; storage units to base and wall levels, built in under stairs storage cupboard, tile effect flooring, main wall mounted gas fired boiler, radiator, ceiling light and power points. Door to carpeted stairs, accessing the bedroom and bathroom.

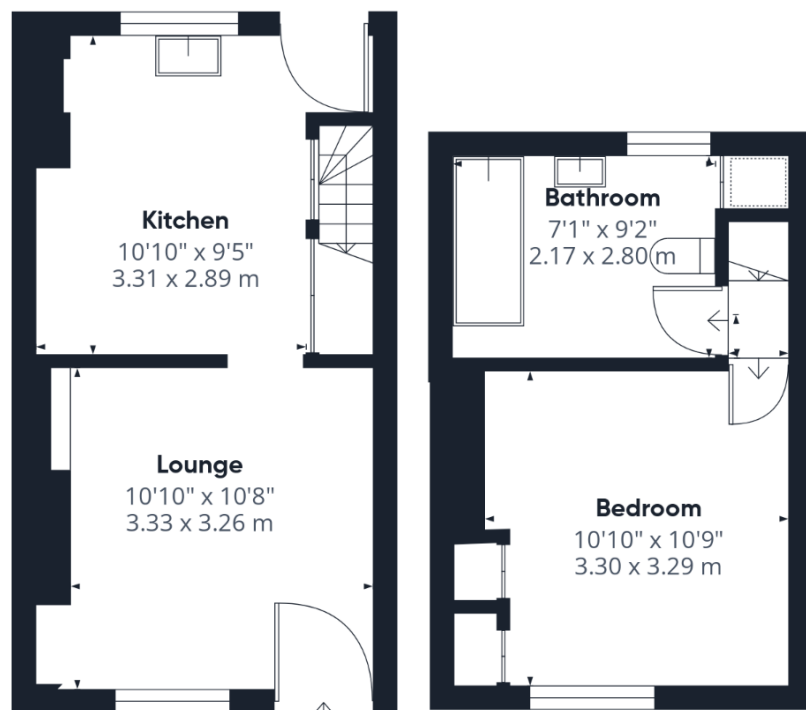
Bedroom having uPVC double glazed window to front aspect; wood effect flooring, door to storage space, radiator, ceiling light and power points.

Bathroom having uPVC double glazed window to rear aspect; bath with shower over, tiled surround, pedestal wash hand basin and low level WC. Wood effect flooring, airing cupboard with louvre door, radiator and ceiling light.

OUTSIDE

The property is approached on foot off Mareham Road up a concrete path to the front door, with the front garden space laid to gravel. Unrestricted, roadside parking is available on Mareham Road.

The rear garden, accessed via a pedestrian right of way across neighbouring properties 43 and 45, or from the kitchen patio door, is initially laid to paving. A long lawn continues at an angle off the rear of the property, leading down to a timber shed.



(1) Excluding balconies and terraces

Approximate total area⁽¹⁾

439 ft²

40.9 m²

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

East Lindsey District Council – Tax band: A

GIRAFFE360

ENERGY PERFORMANCE RATING: C

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;
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