



56 College Park, Horncastle, LN9 6RJ

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Freehold

£135,000



Key Features

- Semi-detached house
- Two bedrooms
- Lounge & kitchen
- Bathroom
- Off-road parking to front
- Good size enclosed rear garden
- Electric heaters & double glazing
- EPC rating E





A semi-detached house towards the end of a cul-de-sac on the outskirts of town.

Having accommodation comprising: lounge and dining kitchen to ground floor. Two bedrooms and bathroom to first floor.

Outside the property has off-road parking to the front and there is a good size enclosed garden to the rear. The property benefits from electric heaters & double glazing.

ACCOMMODATION

Part glazed side entrance door with canopy over through to the:

LOUNGE

4.48m x 3.36m (14'8" x 11'0")

Having box bow window to front elevation, coved ceiling, electric heater, fireplace with inset electric fire and staircase rising to first floor. Archway to the:

KITCHEN

3.37m x 2.44m (11'1" x 8'0")

Having window & part glazed door to rear elevation and tiled floor. 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, cupboard, space & plumbing for automatic washing machine under. Work surface return with inset electric hob, integrated electric oven & cupboards under, cupboards & extractor over.

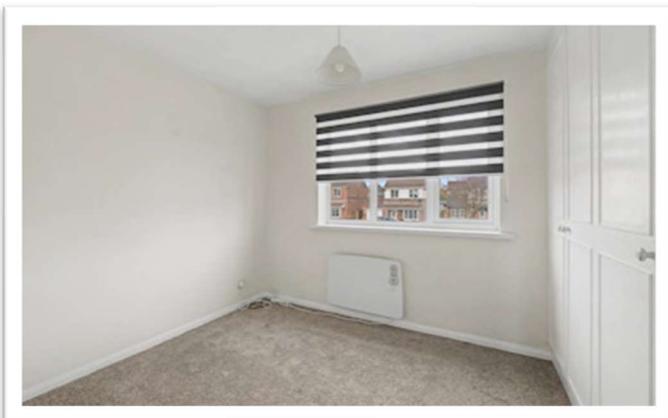
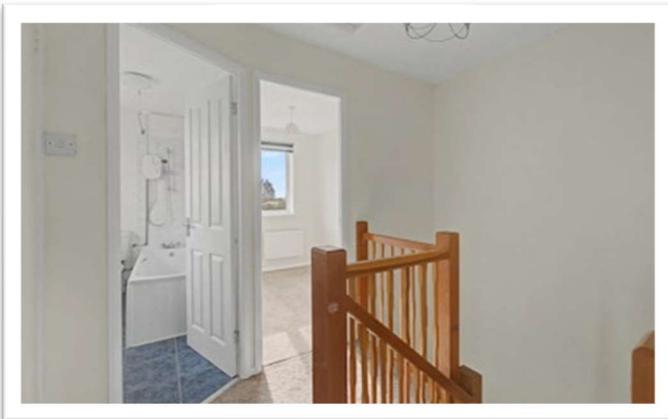
FIRST FLOOR LANDING

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

BEDROOM ONE

2.82m x 2.56m (9'4" x 8'5")

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



BEDROOM TWO

2.54m x 1.9m (8'4" x 6'2")

Having window to rear elevation and electric heater.

BATHROOM

2.88m x 1.44m (9'5" x 4'8")

Having window to side elevation, electric heater, tiled floor, tiled splashbacks, extractor, panelled bath with electric shower fitting over, close coupled WC and pedestal hand basin.

EXTERIOR

To the front of the property there is a gravelled area which provides off-road parking. Gated access to the:

REAR GARDEN

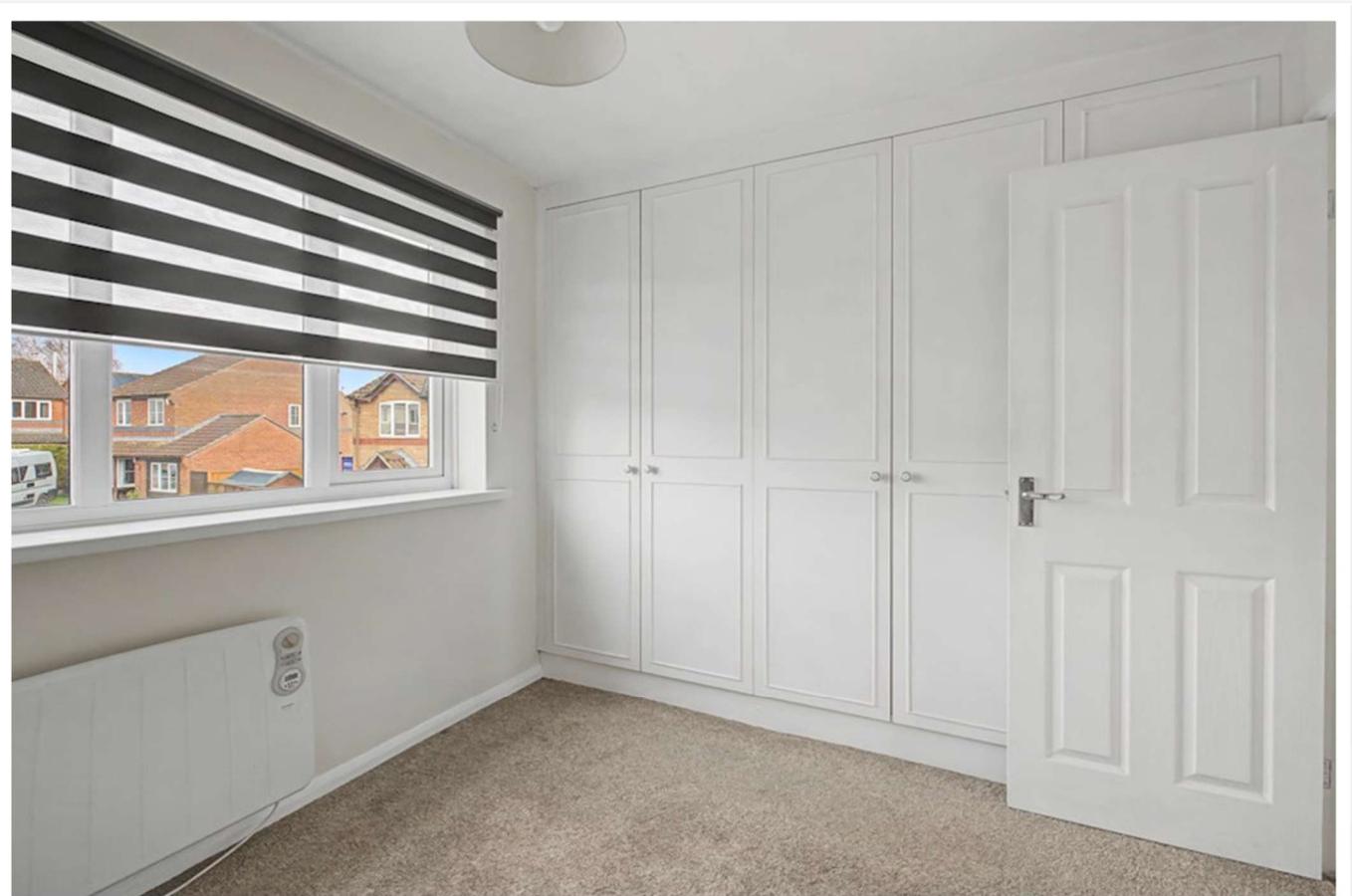
Being enclosed and laid to lawn with a paved patio and metal shed.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via electric heaters and the property is double glazed. The current council tax is band A.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.



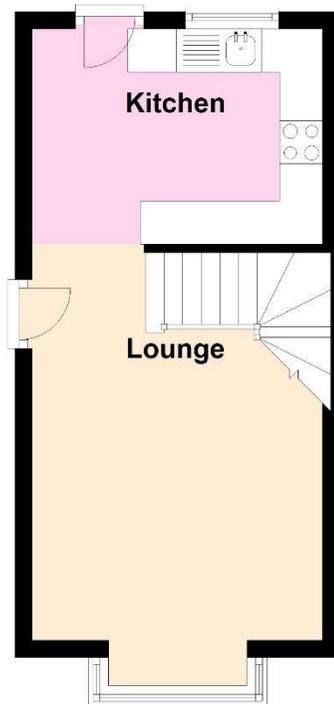


 **NEWTON FALLOWELL**

Floorplan

Ground Floor

Approx. 24.6 sq. metres (264.4 sq. feet)



First Floor

Approx. 24.1 sq. metres (259.8 sq. feet)



Total area: approx. 48.7 sq. metres (524.3 sq. feet)

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 **NEWTON FALLOWELL**

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