



75 Foundry Street
Horncastle, Lincolnshire. LN9 6AG

BELL

75 Foundry Street, Horncastle



No Onward Chain! 75 Foundry Street is a spacious, two-bedroom end-terrace property, extended to the rear and with driveway parking, south-facing garden and large single garage. Accommodation comprises a wide living-dining room to the front; kitchen and rear lobby to the rear with two bedrooms plus bath and shower room above.

Within walking distance for most is the centre of the Georgian market town of Horncastle, home to a full range of services, amenities and schooling including the prestigious Queen Elizabeth's Grammar. A bus route links the town to the East Coast and the county city of Lincoln, located 21 miles in opposite directions.

ACCOMMODATION

Entered through uPVC double glazed obscure door to...

Living / Dining Room - with uPVC double glazed windows to front and side, lights to ceiling. Gazco 'fire' to brick surround with tiled stand. Radiators, wood flooring, wood door to understairs storage. Wood door to...

Kitchen - with uPVC double glazed windows to side and rear, lights to ceiling. Storage units to base and wall levels, 1 1/2 sink and drainer to wood worktop. Hotpoint oven, five ring hob beneath extractor canopy. Space and connections for under counter washing machine, dryer, fridge. Tiled flooring, radiator, wood door to ...

Rear Lobby - with uPVC double glazed door to rear, light to ceiling. Tiled flooring, radiator. Carpeted stairs with wood hand rail to First Floor Landing, with doors to...





Bathroom - with uPVC double glazed obscure windows to side and rear, light to ceiling. Low level wc, pedestal sink, bath with tiled surround, shower cubicle. Heated towel rail, wood door to airing cupboard, wood flooring.

Bedroom - with uPVC double glazed window to front, light to ceiling. Loft access hatch, built in wardrobe and drawers storage, radiator, wood flooring.

Bedroom - with uPVC double glazed windows to front, light to ceiling. Bank of built in wardrobes. Radiator, wood flooring.

OUTSIDE

The property is approached up a gravelled driveway, providing ample off road parking space for multiple vehicles and leading to the **Garage** - with double doors to front, door to side, window to opposite side, light and power.

With a bright, South-facing side aspect; the property enjoys direct sunlight to the garden throughout much of the day - the outside spaces being nicely laid out with mature flowers and shrubs, gravelled spaces and paved patio seating to the rear. Wood fencing contains one side, with brick wall alongside the drive and to the front.

East Lindsey District Council – Tax band: TBC

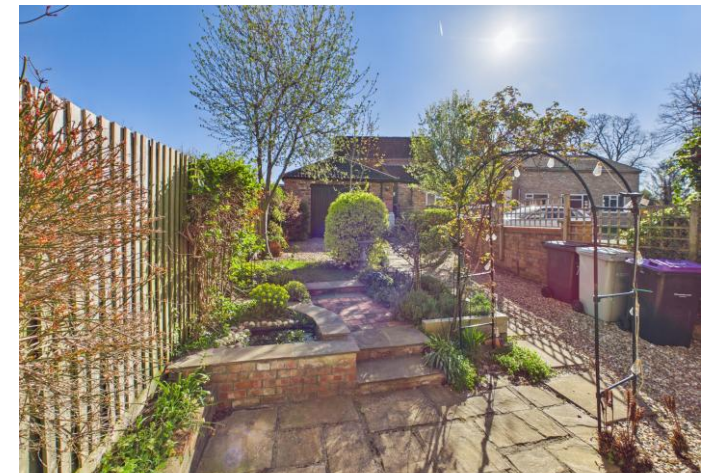
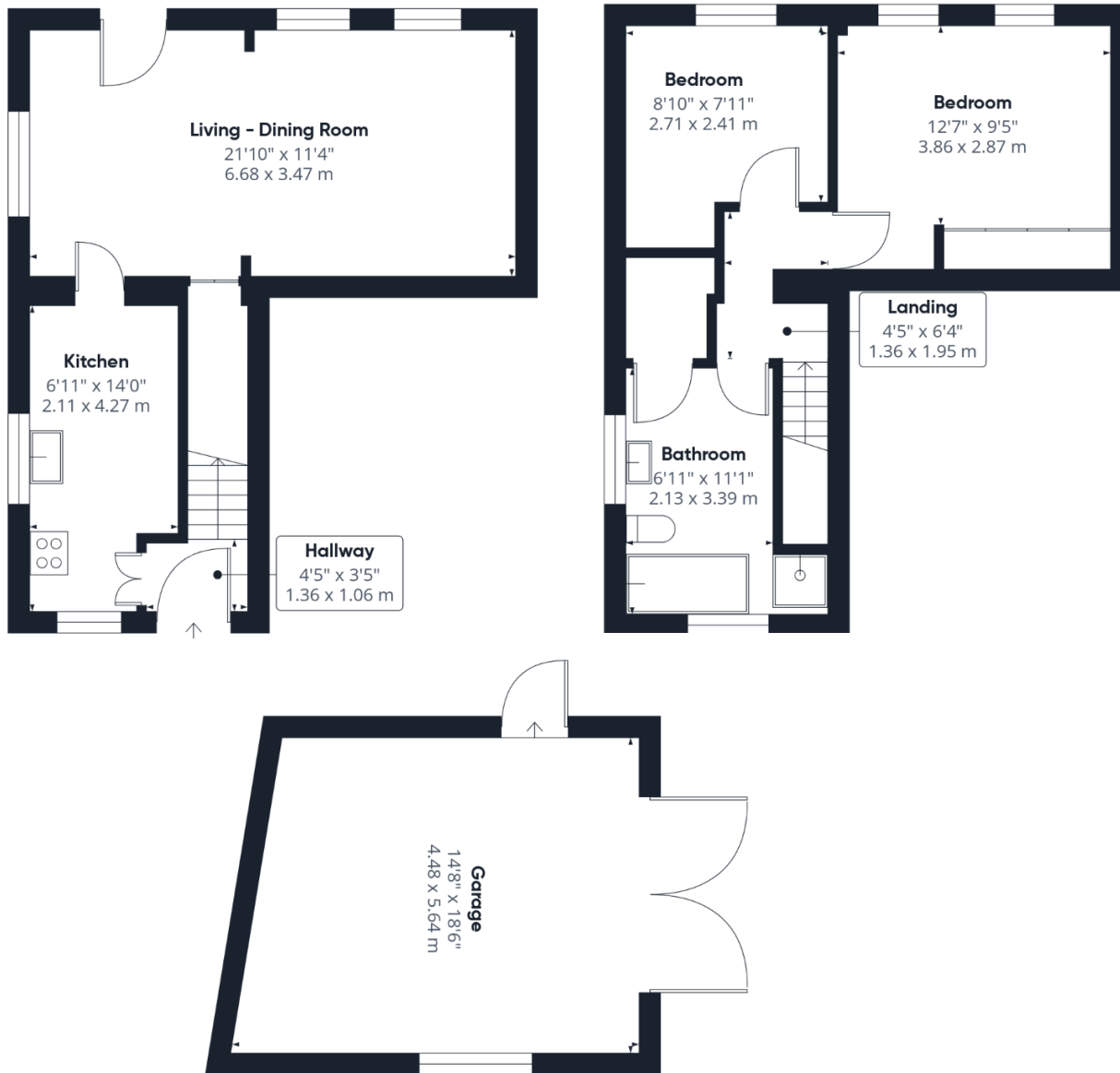
ENERGY PERFORMRANCE RATING: TBC

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
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