



# 56 College Park

Horncastle

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.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





#### ACCOMMODATION

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

#### LOUNGE

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

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

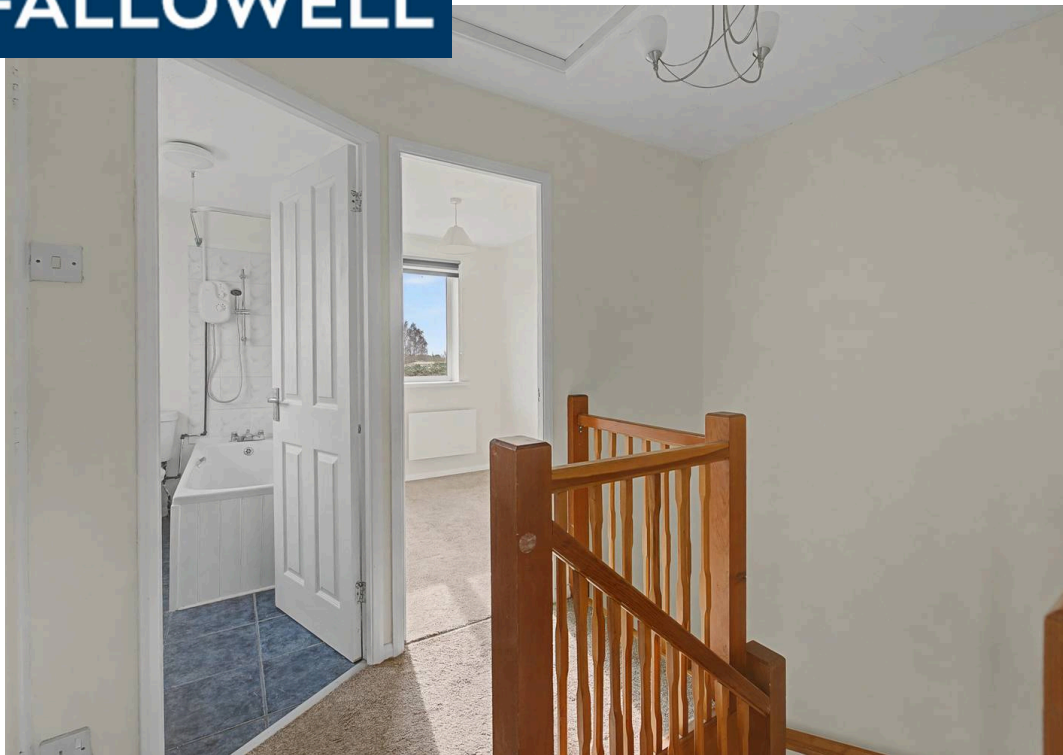
11' 1" x 8' 0" (3.37m x 2.44m)

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.





 **NEWTON FALLOWELL**



### FIRST FLOOR LANDING

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

### BEDROOM ONE

9' 3" x 8' 5" (2.82m x 2.56m)

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

### BEDROOM TWO

8' 4" x 6' 3" (2.54m x 1.90m)

Having window to rear elevation and electric heater.

### BATHROOM

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

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.

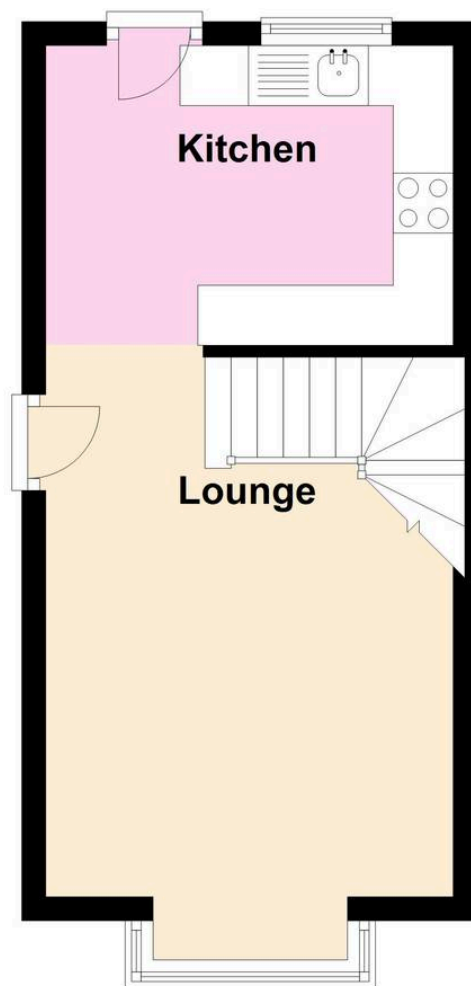
### **LIFETIME LEGAL**

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.



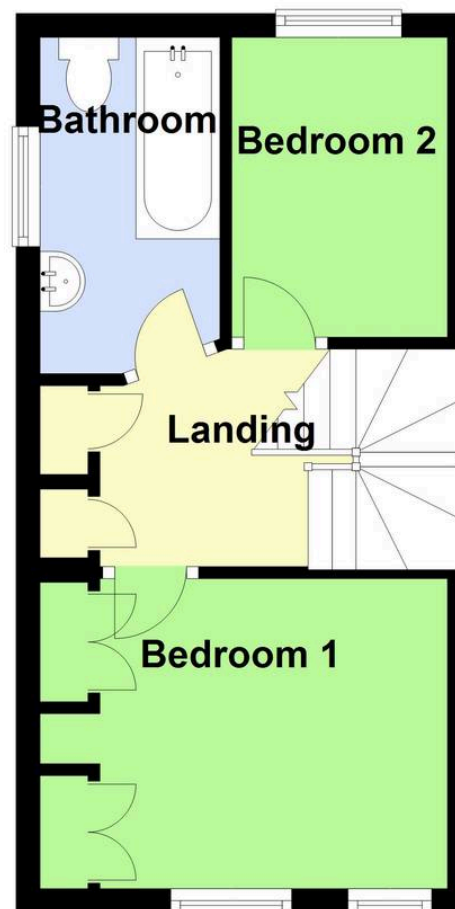
## Ground Floor

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)

## Newton Fallowell Estate Agents

Newton Fallowell, 42 High Street - PE23 5JH

01790755222 • [spilsby@newtonfallowell.co.uk](mailto:spilsby@newtonfallowell.co.uk) • [www.newtonfallowell.co.uk/spilsby](http://www.newtonfallowell.co.uk/spilsby)

Particulars are issued in good faith & do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.