

Femia House, Mareham Road

Horncastle, LN9 6HB

BELL







NO ONWARD CHAIN! Femia House is a bright, three-bedroom mid-terrace property located to a South-facing position - with garden space to the rear and a dedicated, off-road parking area. Within walking distance of the full range of services, amenities and schooling Horncastle has to offer, the property will suit a range of potential purchasers.

In all, accommodation comprises: hallway on entrance; dual-aspect living-dining room, kitchen, cloakroom with under stairs and further store to the ground floor; three bedrooms including two generous, front-facing doubles, and family bathroom, above.

ACCOMMODATION

Living - Dining Room
Having double glazed bow window to front and sliding doors to rear. Lights to ceiling, electric fire to brick and tile fireplace; carpet, radiator, multiple power points. Glazed door to kitchen.

Kitchen
With double glazed window to rear, lights to ceiling. Storage units to base and wall levels, sink and drainer to roll edge worktop. Space and connections for cooker, appliances. Tiled flooring. Wood door to under stairs storage space.

Cloakroom
Having double glazed obscured window to front, light to ceiling. Low level wc, pedestal sink, wood effect flooring, radiator.

Bedroom 1
With double glazed window to front, light to ceiling. Carpet, radiator, multiple power points.



Bathroom
Having double glazed obscured window to rear, light to ceiling. Low level wc, pedestal sink, bath with electric shower over. Tiled to walls, wood effect flooring, radiator.

Bedroom 3
With double glazed window to rear, light to ceiling. Carpet, radiator, multiple power points.

Bedroom 2
With double glazed window to front, light to ceiling. Carpet, radiator, multiple power points. Built in bedroom furniture.

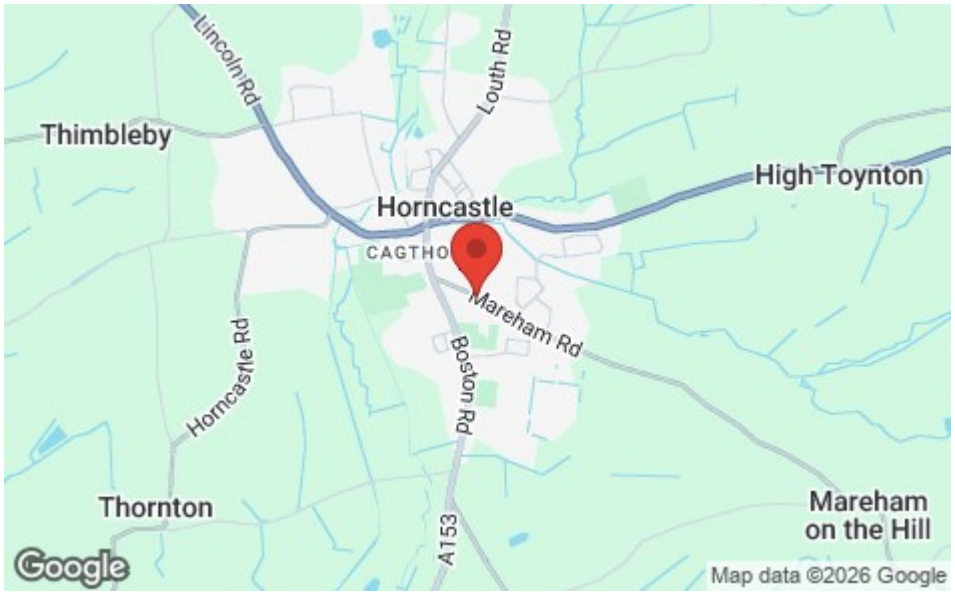
Outside
The property is located on Mareham Road, with street-side parking available to the front. South-facing, this mid-terrace home is set with a paved front garden space contained by low level brick wall from the path in front.

The rear garden is a low-maintenance, hard-standing space with timber shed; walled and fenced boundaries. Double gates lead through to the gravelled parking space, itself contained by gates and accessed from Foundry Street - providing private, off-road parking.











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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