



 **NEWTON**  
**FALLOWELL**

41 College Close, Horncastle - LN9 6BZ

In Excess of £150,000

## 41 College Close

### Horncastle

A well-presented semi-detached home tucked away in a quiet cul-de-sac within the highly sought-after and historic market town of Horncastle. The accommodation comprises a porch, comfortable lounge, separate dining room and fitted kitchen to the ground floor, with two well-proportioned bedrooms and a family bathroom to the first floor. Outside, the property enjoys ample off-road parking to the front and an attractive enclosed rear garden, ideal for relaxing and entertaining. Further benefits include gas central heating and double glazing throughout.

Horncastle is renowned for its charming mix of independent shops, cafés, restaurants and regular markets, together with excellent local amenities, schools and leisure facilities. Situated on the edge of the Lincolnshire Wolds, an Area of Outstanding Natural Beauty, the town offers easy access to both the county's scenic countryside and the east coast, making it an excellent location for a wide range of buyers.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C





#### ACCOMMODATION

Part glazed front entrance door through to the:

#### PORCH

Having window to side elevation and further part glazed door to the:

#### LOUNGE

13' 4" x 13' 1" (4.06m x 3.98m)

Having box bay window to front elevation, coved ceiling, radiator, wood effect flooring, dado rail, staircase rising to first floor and understairs storage cupboard. Archway to the:

#### DINING ROOM

8' 5" x 6' 8" (2.57m x 2.03m)

Having french doors to rear elevation & garden, coved ceiling, radiator, dado rail and continuation of wood effect flooring. Archway to the:



## KITCHEN

8' 6" x 6' 1" (2.59m x 1.85m)

Having window to rear elevation, coved ceiling and continuation of wood effect flooring. 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, cupboard & drawers under, extractor over. Further work surface return with cupboard under, cupboards over, space for upright fridge/freezer to side.





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## FIRST FLOOR LANDING

Having coved ceiling and access to roof space.

## BEDROOM ONE

12' 6" x 10' 9" (3.82m x 3.28m)

Having window to front elevation, coved ceiling, built-in wardrobe and built-in cupboard.

## BEDROOM TWO

9' 6" x 7' 0" (2.89m x 2.13m)

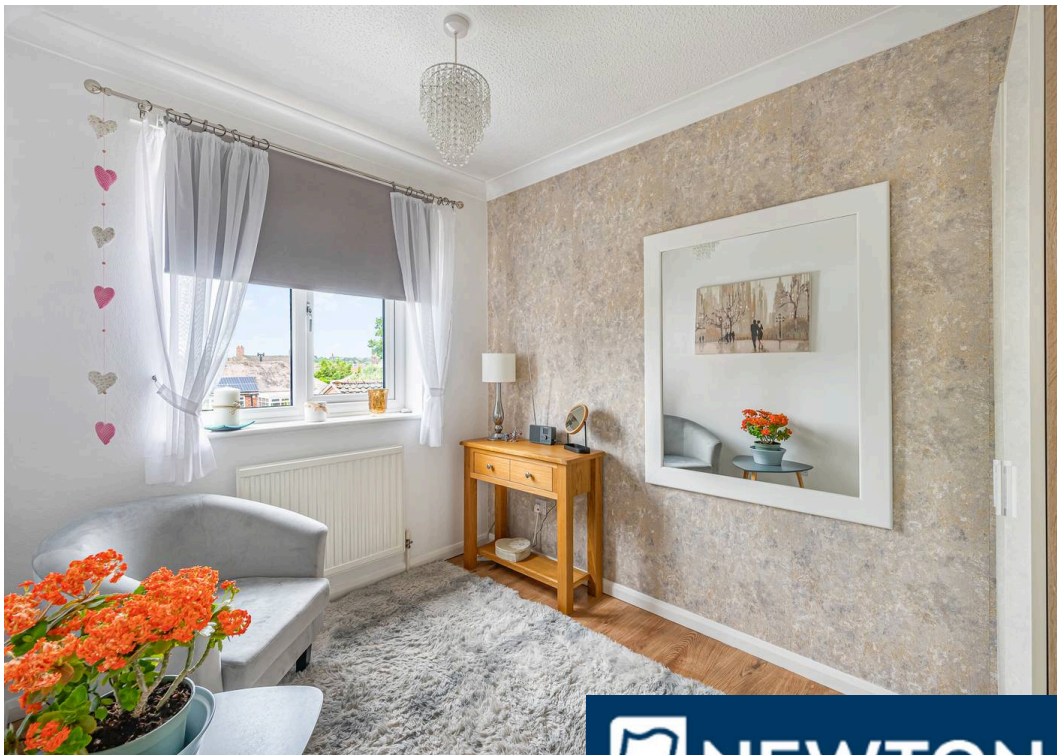
Having window to rear elevation, coved ceiling, radiator, wood effect flooring and built-in cupboard housing gas fired boiler providing for both domestic hot water & heating.

## BATHROOM

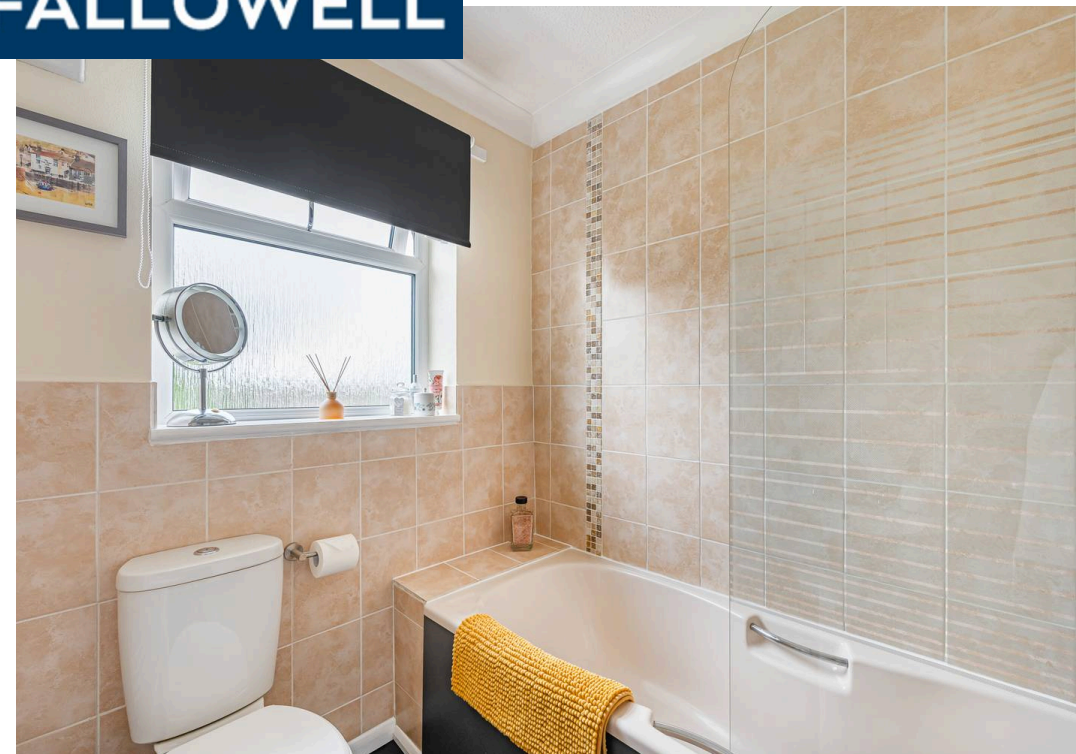
6' 3" x 5' 11" (1.90m x 1.81m)

Having window to rear elevation, coved ceiling, heated towel rail, extractor and part tiled walls. Fitted with a suite comprising: panelled bath with mixer tap, shower attachment & anti-splash screen over, close coupled WC and pedestal hand basin.





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## EXTERIOR

To the front of the property there is a gravelled area providing ample off-road parking with slate chip borders. The gravelled area extends down the side of the property where there is gated access to the:

## REAR GARDEN

Being enclosed and having a paved patio with a gravelled border leading to a lawned garden with established borders, a gravelled seating area to the far rear with a garden shed.

## SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band B.

## 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.





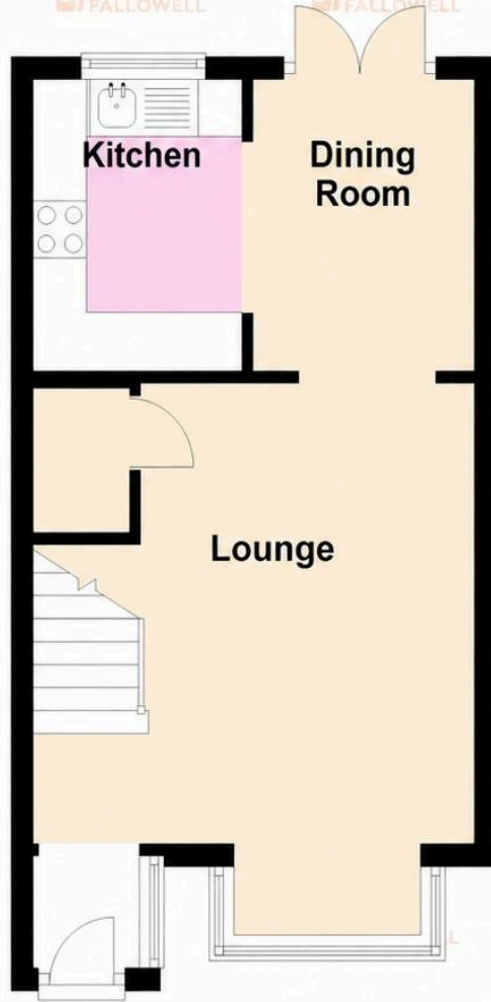
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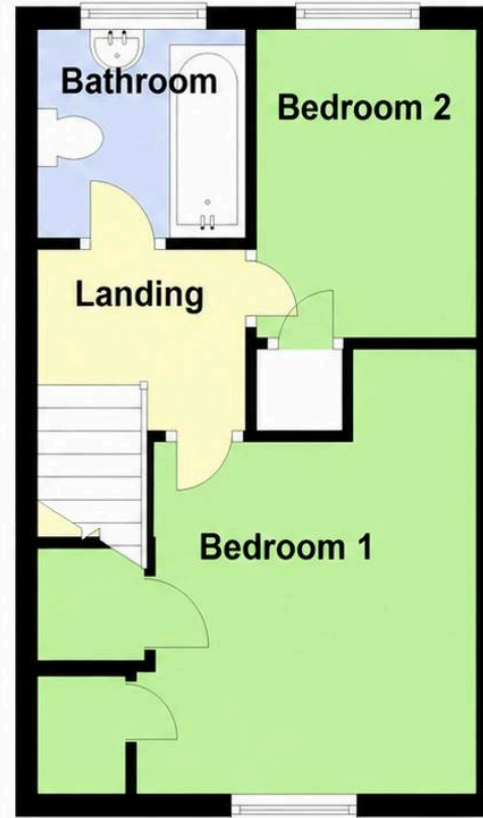
## Ground Floor

Approx. 29.0 sq. metres (312.3 sq. feet)



## First Floor

Approx. 26.8 sq. metres (288.7 sq. feet)



Total area: approx. 55.8 sq. metres (601.0 sq. feet)

## Newton Fallowell Estate Agents

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