



**BRITISH
PROPERTY
AWARDS**
2024

GOLD WINNER

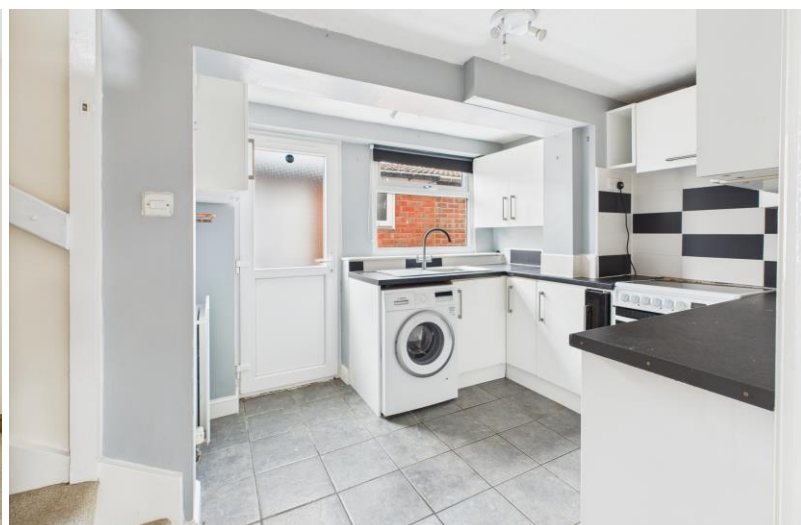
ESTATE AGENT
IN HORNCASTLE

24 Stourton Place Horncastle, Lincolnshire. LN9 5AZ

BELL

24 Stourton Place is a two-bedroom, mid-terraced property set to a no through road in the heart of this well serviced market town. Boasting a wide front gravelled space, alongside artificial lawn front garden area; the property provides Entrance Porch, Living Room, Kitchen; two Bedrooms and Bathroom plus outbuilding storage to the rear.

Horncastle, a Georgian market town, provides a wealth of amenities, alongside primary and secondary schooling. Accessed via regular public transport connections, the Lincolnshire coastline and county city of Lincoln are 21 miles away to the East and West respectively.



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24 Stourton Place, Horncastle

ACCOMMODATION

Entered to the front through uPVC double glazed obscure leaded door, to entrance Porch – with uPVC double glazed window to side, shelving to walls, carpet, wood single glazed door to...

Living Room - uPVC double glazed window to front, light to ceiling. Period iron fireplace inset to oak surround with tiled stand, built in dresser and media cabinet, carpet, multiple power points, tv points, radiator, wood door to...

Kitchen - uPVC double glazed obscure door to rear, window to rear, lights to ceiling. Sink and drainer inset to roll edge worktop surface; good range of storage units to base and wall levels; cooker and four ring hob beneath extractor canopy. Space and connection for upright fridge freezer, under counter washing machine, radiator, tiled floor, multiple power points. Carpeted stairs with hand rail to...

First Floor Landing – with light to ceiling, built in storage space, carpet, wood doors to bedrooms and bathroom...

Bedroom – with uPVC double glazed window to rear, light to ceiling, built in storage and wardrobe space, carpet, radiator, multiple power points.

Bedroom – with uPVC double glazed window to front, light to ceiling, built in wardrobe spaces, radiator, carpet, multiple power points.

Bathroom – with uPVC double glazed obscure window to front, light to ceiling, low level W/C, hand wash basin inset to vanity unit, bath with shower over, tiles to walls and floor, radiator.

OUTSIDE

The property is approached to the front, with wide gravelled parking space. The gravelled area continues to the front door, with the garden, contained by timber fencing, laid to artificial turf.

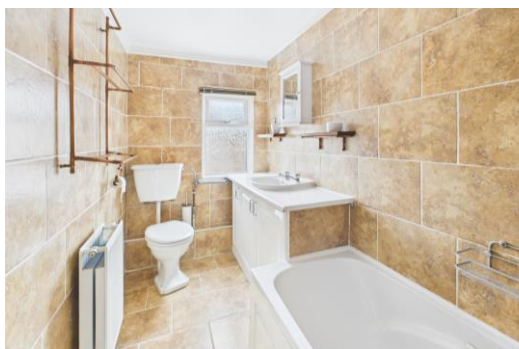
To the rear, accessed from the kitchen or through passage beneath brick arch to side, stands a brick and tile out-house storage space; with UPVC door and storage space.

East Lindsey District Council – 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 Office...

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