



31 Holly Close
Horncastle, Lincolnshire. LN9 5EX

BELL



31 Holly Close Horncastle

NO ONWARD CHAIN! 31 Holly Close is an end-terrace, two bedroom property with gardens to the front and rear. Located on a no-through road, accommodation comprises entrance porch, lounge, kitchen, conservatory; two bedrooms and shower room.

The property is within walking distance for most of the full range of services, amenities and schooling found in the Georgian market town of Horncastle; with public transport links to the City of Lincoln and the coast.

ACCOMMODATION

Entrance Porch with uPVC double glazed obscure front entrance door, tiled flooring, wood panelling and ceiling light. Door to:

Lounge having uPVC double glazed windows to front and side aspects; electric fire to stone fireplace with wood surround, radiator, TV point, ceiling light and power points. Wood glazed door to:

Kitchen having uPVC double glazed window and patio door to rear aspect; storage units to base and wall levels, sink and drainer to roll edge worktop, space and connections beneath for appliances, oven and four ring hob beneath extractor. Tiled flooring, Baxi gas fired boiler, ceiling light and power points.

Conservatory with uPVC double glazed windows to front and side, French doors to side, tiled floor, wall lights and power points. Water tap.

Up spindle and balustrade staircase to:



First Floor

Landing with ceiling light, doors to first floor accommodation.

Bedroom 1 with uPVC double glazed window to front aspect; wood effect flooring, storage space over stairs, radiator, ceiling light and power points.

Bedroom 2 with uPVC double glazed window to rear aspect; wood effect flooring, radiator, loft access hatch, ceiling lights and power points.

Shower Room having uPVC double glazed obscure window to rear aspect; corner shower cubicle with Mira shower over, wash hand basin to storage unit and low level WC. Tiles to walls and floor, radiator, shaver socket and ceiling light.

OUTSIDE

The property is approached to the front up a concrete path, with gravelled front garden enjoying mature shrubs and flowers. The path continues through personnel gate to the side.

The rear is laid predominately laid to paving stones, with a timber decking to the rear beneath pergola, and shed in need of repair / replacement. The boundaries are contained by hedging.



East Lindsey District Council – Tax band: A

ENERGY PERFORMANCE 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.
Tel: 01507 522222
Email: horncastle@robert-bell.org;
Website: <http://www.robert-bell.org>

Brochure prepared 10.7.2025



(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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DISCLAIMER

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