



28 Bells Yard Close
Horncastle

BROWN & CO



28 Bells Yard Close, Horncastle, Lincolnshire, LN9 5BT

A spacious and excellently presented three storey townhouse situated close to the centre of the historic market town of Horncastle.

The property comprises of an entrance hall, WC, study and kitchen / dining room to the ground floor, living room, double bedroom and bathroom to the first floor, along with master bedroom with en-suite and further bedroom to the second floor.

Outside the property has an enclosed rear garden, two parking spaces and a garage.



ACCOMMODATION

Ground Floor

Entrance Hall

Front entrance door, storage cupboard, stairs rising to first floor, radiator.

WC

WC, pedestal wash basin, radiator, extractor.

Study

Double glazed window to front, radiator.

Kitchen / Dining Room

Entrance door and double glazed window to rear, one and a half ceramic drainer sink, worktops, base and eye level storage units, integrated four ring gas hob with oven below and extractor over, spaces for washing machine, dishwasher and fridge freezer, tiled splash backs, storage cupboard, radiator.

First Floor

Landing

Stairs rising to second floor, radiator.

Living Room

Two double glazed windows to front, radiator.

Bedroom

Two double glazed windows to rear, radiator.

Bathroom

WC, pedestal wash basin, bath, radiator, extractor.

Second Floor

Landing

Loft access, airing cupboard housing hot water cylinder, radiator.

Master Bedroom

Two double glazed windows to front, radiator.

En-Suite

WC, pedestal wash basin, shower cubicle, radiator, extractor.

Bedroom

Two double glazed windows to rear, radiator.

Outside

To the rear is an enclosed garden with decking area. The property also benefits from two parking spaces and a garage.

TENURE & POSSESSION

Freehold and for sale by private treaty.

SERVICE CHARGE

Please note there is a service charge for the maintenance of the pond and green areas of £112 every 6 months.

COUNCIL TAX

Band C

AGENTS NOTE

The vendor of this property is a member of staff at Brown&Co.

MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

BROADBAND

We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 10000 Mbps and an upload speed of 10000 Mbps.



BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE

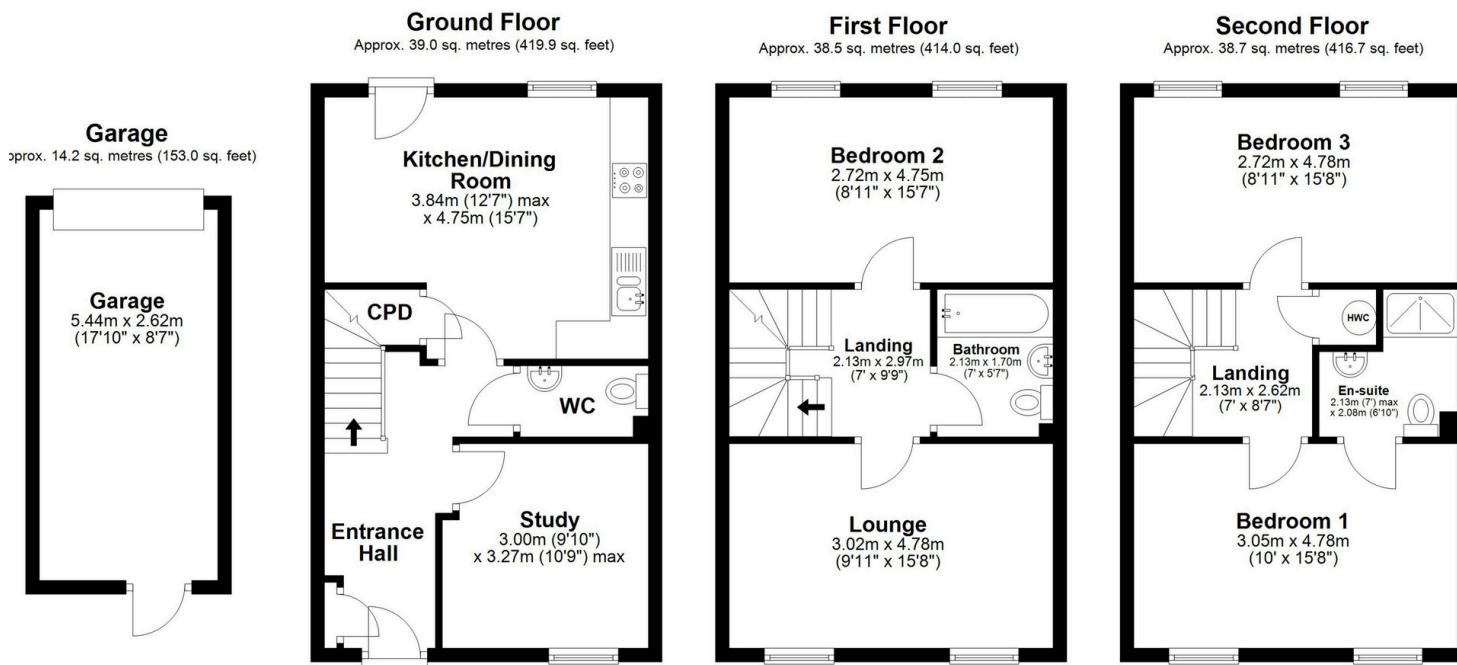
Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT

James Drabble
01522 504304

lincolnresidential@brown-co.com





Total area: approx. 130.4 sq. metres (1403.7 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

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Plan produced using PlanUp.

28 Bells Yard Close, Horncastle

IMPORTANT NOTICES

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Energy performance certificate (EPC)																
28 Bells Yard Close HORNCASTLE LN9 5BT	Energy rating C															
Valid until: 2 July 2025	Certificate number: 8445-7333-3500-9767-0906															
Property type Mid-terrace house	Mid-terrace house 119 square metres															
Rules on letting this property																
Properties can be let if they have an energy rating from A to E.																
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).																
Energy rating and score																
<p>This property's energy rating is C. It has the potential to be B.</p> <p>Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.</p> <p>See how to improve this property's energy efficiency</p>																
<p>The graph shows this property's current and potential energy rating.</p> <p>Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.</p> <p>For properties in England and Wales:</p> <p>the average energy rating is D the average energy score is 60</p>																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> </tr> </thead> <tbody> <tr><td>92+</td><td>A</td></tr> <tr><td>81-91</td><td>B</td></tr> <tr><td>69-80</td><td>C</td></tr> <tr><td>55-68</td><td>D</td></tr> <tr><td>39-54</td><td>E</td></tr> <tr><td>21-38</td><td>F</td></tr> <tr><td>1-20</td><td>G</td></tr> </tbody> </table> <p>Current: 79 C</p> <p>Potential: 89 B</p>	Score	Energy rating	92+	A	81-91	B	69-80	C	55-68	D	39-54	E	21-38	F	1-20	G
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