



BRITISH
PROPERTY
AWARDS

2024



GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



Sherwood
Upland Close, Horncastle, Lincolnshire. LN95AR





Sherwood

Upland Close, Horncastle

Sherwood is a two-bedroom, detached bungalow occupying a generous corner plot to this no-through road. With dual-aspect living room, kitchen to the rear and family shower room, the property boasts a single garage, driveway parking and lawned garden space, plus hard standing for greenhouse and garden shed.

Uplands Close is a cul-de-sac, home to similar properties, leading off Accommodation Road; a popular residential area of Horncastle - a Georgian market town with a full range of services and amenities within walking distance for most. Public transport links provide convenient access to the stunning Lincolnshire coast (21 miles to the East) and the county city of Lincoln (21 miles to the West).

ACCOMMODATION

Entrance Porch with uPVC double glazed obscure door with matching side panel, uPVC double glazed obscure window to side, tiled floor, light to ceiling. Wood single glazed door to:

Hallway having built in storage space, wood flooring, loft access hatch and ceiling light. Doors to accommodation including:

Living Room having uPVC double glazed windows to front and side aspects; carpeted floor, fire set to wood surround, radiator, TV point, ceiling light and power points.





Breakfast Kitchen having uPVC double glazed windows to side and rear aspect with obscure patio door to rear; a good range of storage units to base and wall levels, sink and drainer inset to roll edge worktop, oven, space and connections for upright fridge-freezer, under counter washing machine. 'Main' gas fired wall mounted boiler, wood effect flooring, radiator, light to ceiling and power points. Door to storage cupboard.

Bedroom with uPVC double glazed window to rear aspect; built in wardrobe storage space, carpeted floor, radiator, ceiling light and power points.

Shower Room having uPVC double glazed obscure window to side aspect; corner shower cubicle with tiled surround, low level WC and pedestal wash hand basin. Tiled floor with underfloor heating, heated towel rail, tiles to half height to walls and ceiling lights.

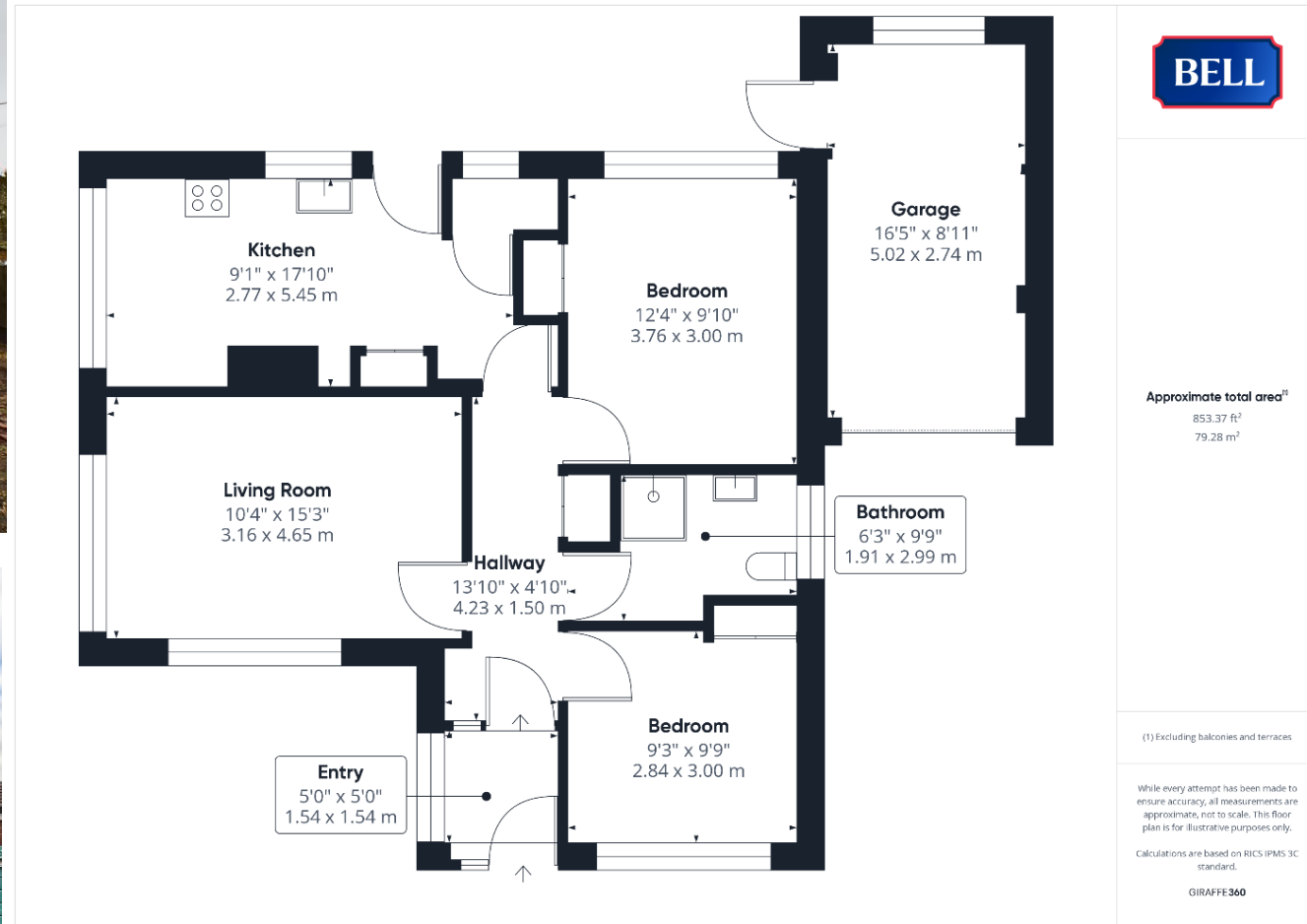
Bedroom with uPVC double glazed window to front aspect; built in wardrobe storage space, carpeted floor, radiator, ceiling light and power points.

OUTSIDE

The property is approached to the front, via a brick paved driveway providing off road parking and access to the **Single Garage** with up and over door, light, power and personnel door to the side.

The garden wraps around the property, with path circumnavigating. Laid to lawn, the outside space is largely contained by hedging; with flowerbeds throughout, and hard standing for greenhouse and garden shed.





East Lindsey District Council – Tax band: C

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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