



 **NEWTON**
FALLOWELL

26 Albert Street, Horncastle - LN9 6AJ

In Excess of £96,500

26 Albert Street

Horncastle

An end-terrace house in a quiet lane in the sought after market town of Horncastle. Having accommodation comprising: kitchen and lounge to ground floor. Bedroom and bathroom to first floor. Outside the property has off-road parking to the front and a brick built outbuilding to the rear. The property benefits from gas central heating and double glazing.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





ACCOMMODATION

Part glazed rear entrance door through to the:

KITCHEN

12' 1" x 9' 0" (3.68m x 2.75m)

Having window to rear elevation, inset ceiling spotlights, radiator, tile effect flooring and staircase rising to first floor. Fitted with a range of base & wall units with work surfaces & upstands comprising: 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, cupboards & extractor over. Further work surface return with cupboard under, cupboards over and space for upright fridge/freezer to side.

LOUNGE

11' 11" x 10' 11" (3.64m x 3.34m)

Having window & part glazed door to front elevation, coved & textured ceiling, radiator and wall light points.

LANDING

BEDROOM

11' 11" x 11' 0" (3.64m x 3.36m)

Having window to front elevation and radiator.

BATHROOM

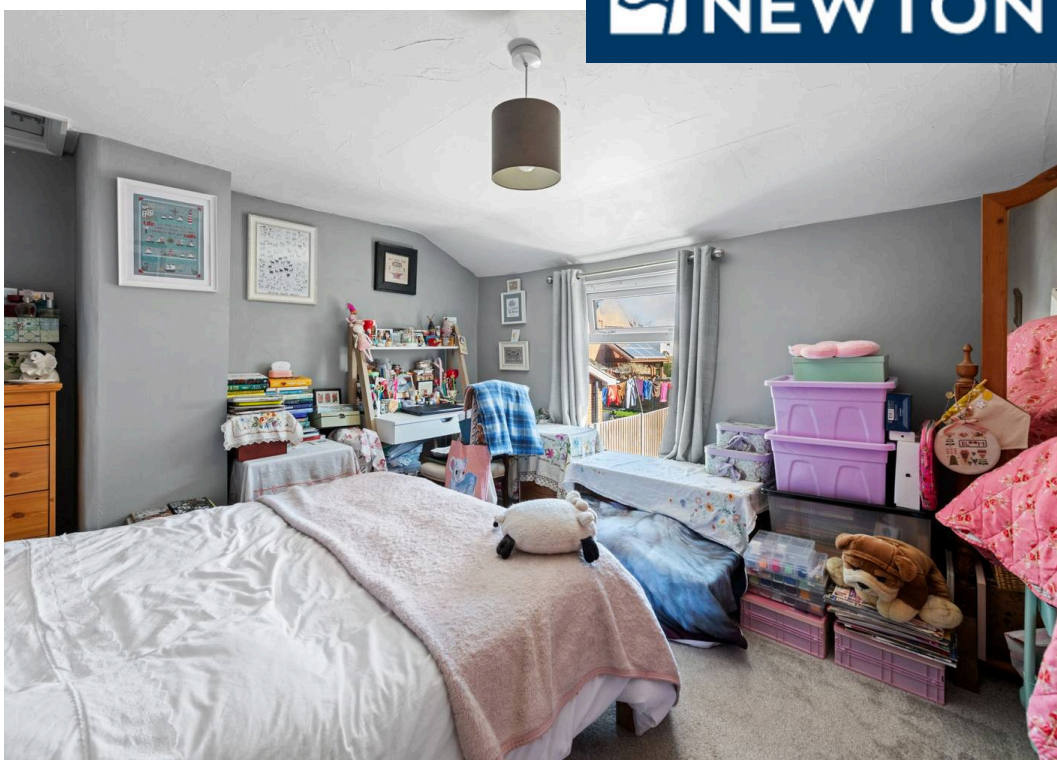
9' 6" x 9' 2" (2.89m x 2.79m)

Having window to rear elevation, inset ceiling spotlights, radiator, wood effect flooring, tiled splashbacks, shaped bath with mixer tap & hand held shower attachment, close coupled WC and pedestal hand basin.





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EXTERIOR

To the front of the property there is a concrete area which provides off-road parking. To the rear of the property there is a brick built outbuilding with light & power and a further outbuilding.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler (replaced in 2024) serving radiators and the property is double glazed. The current council tax is band A.

LIFETIME LEGAL

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AGENT'S NOTES

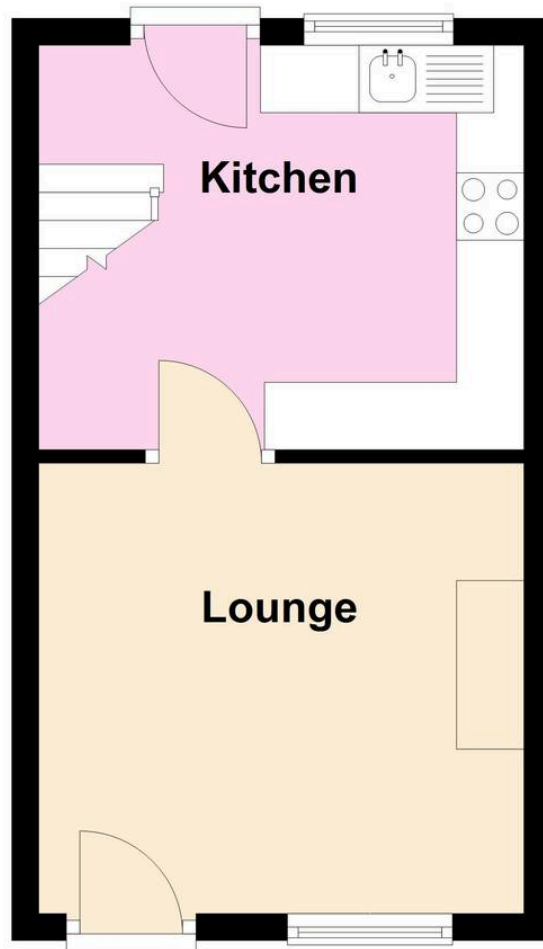
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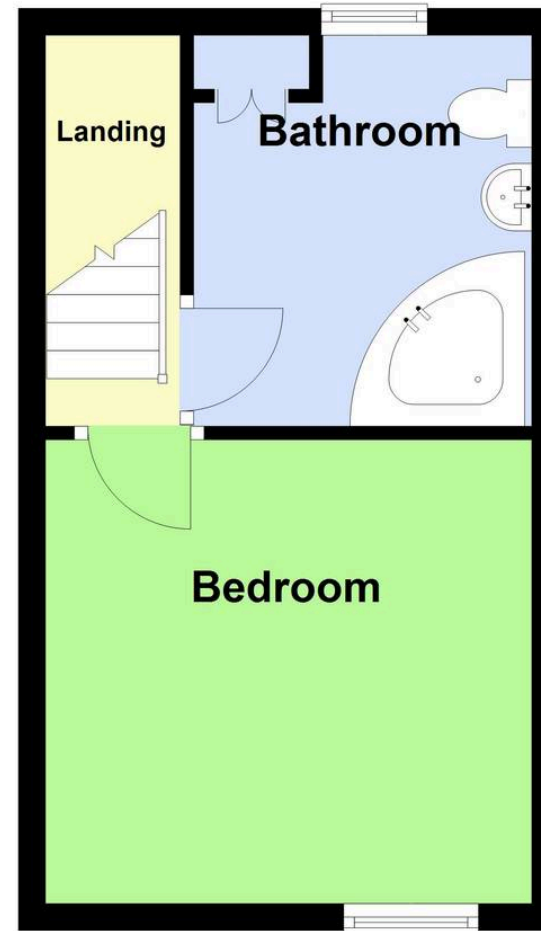
Ground Floor

Approx. 23.2 sq. metres (249.5 sq. feet)



First Floor

Approx. 23.2 sq. metres (250.2 sq. feet)



Total area: approx. 46.4 sq. metres (499.7 sq. feet)

Newton Fallowell Estate Agents

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