

2 Mill View Court

Horncastle, Lincolnshire. LN9 5SH

BELL







2 Mill View Court
Horncastle

NO ONWARD CHAIN! 2 Mill View Court is a mid-terrace, 2/3 bedroom property located to a small, town centre development of six similar homes; with a dedicated parking space. Providing a spacious, westerly, river-facing Living Room and generous Breakfast Kitchen to the ground floor, the property continues with two larger and a smaller third bedroom to the first, and a bathroom.

Complete with small courtyard style garden to the rear, the property is excellently located within walking distance of Horncastle's range of services, amenities and schooling. Public transport from the market place links this Georgian market town to the east coast, and the city of Lincoln.

ACCOMMODATION

Hallway with uPVC double glazed obscure front entrance door, carpeted staircase to first floor, vinyl flooring, radiator and ceiling light. Door to:

Living Room having uPVC double glazed window to front aspect; exposed brick fireplace with wood shelving and tiled hearth, carpeted floor, TV point, ceiling light and power points.

Kitchen having uPVC double glazed window and obscure door to rear aspect; storage units to base and wall levels, 1 ½ bowl sink and drainer to roll edge worktop with space and connections for upright fridge-freezer, under counter washing machine, Logik oven and four ring hob beneath extractor canopy. Vinyl flooring, built in under stairs storage space, floor standing gas boiler, radiator, ceiling light and power points.







First Floor

Landing with carpeted floor, ceiling light and power point. Doors to first floor accommodation.

Bathroom having uPVC double glazed obscure window to rear aspect; bath with shower over, tiled surround, pedestal wash hand basin and low level WC. Vinyl flooring, radiator and ceiling light.

Bedroom 2 with uPVC double glazed window to front aspect; built in wardrobe storage space, carpeted floor, radiator, ceiling light and power points.

Bedroom 1 with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

Bedroom 3 with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

OUTSIDE

Mill View Court is approached up a sloping, tarmac front; leading to a designated parking space. To the rear is a paved garden space, with gravelled beds and a timber shed. Access through the neighbouring property's rear garden allows for bin movement.

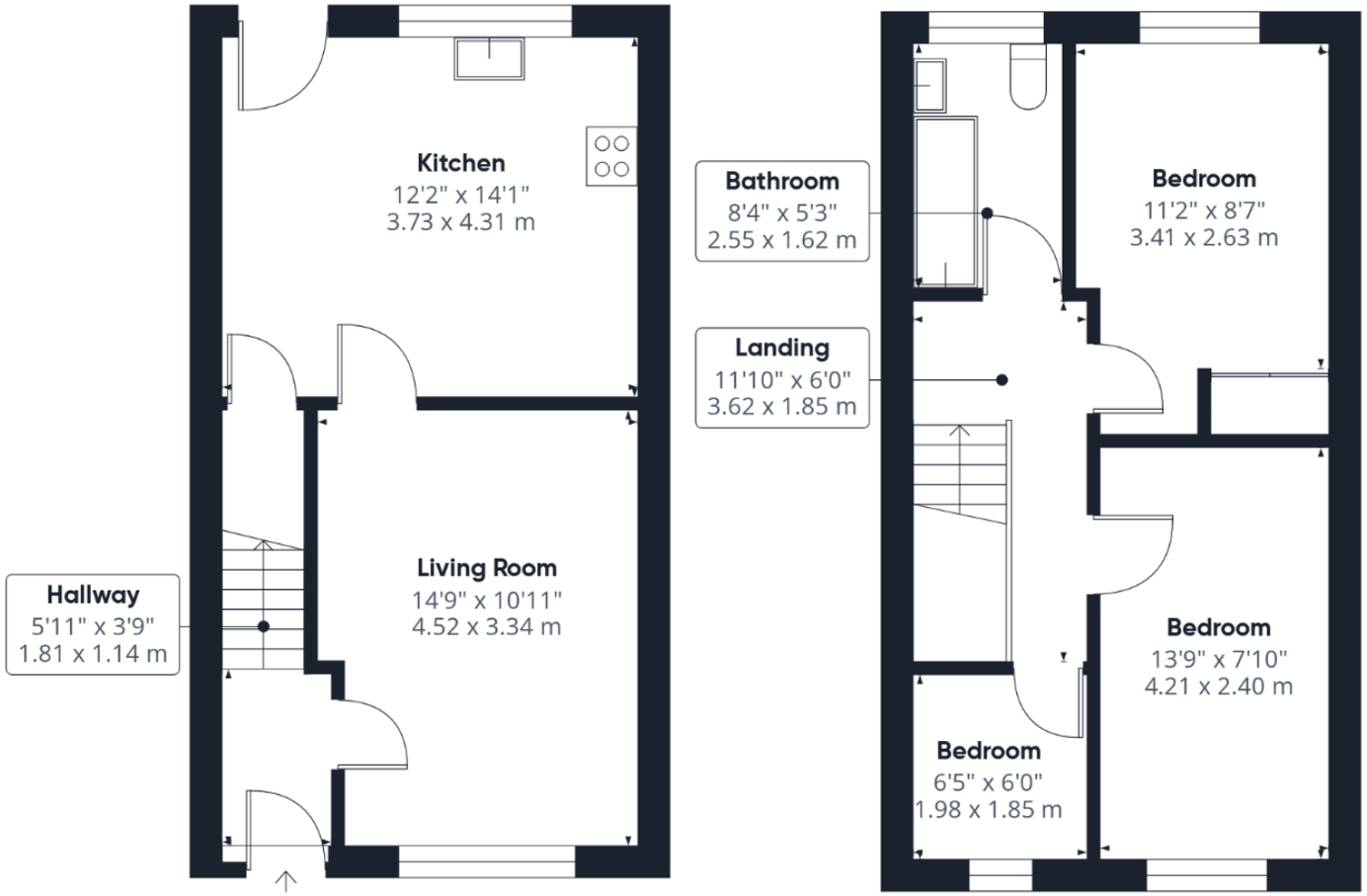
East Lindsey District Council – Tax band: A

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
Old Bank Chambers, Horncastle. LN9 5HY.
Tel: 01507 522222;
Email: horncastle@robert-bell.org;
Website: http://www.robert-bell.org

Brochure prepared 06.11.2025



Approximate total area(1)

730 ft²

67.8 m²

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(1) Excluding balconies and terraces

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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