



BEECH HOLME, 15 QUEEN STREET HORNCastle, LN9 6BD

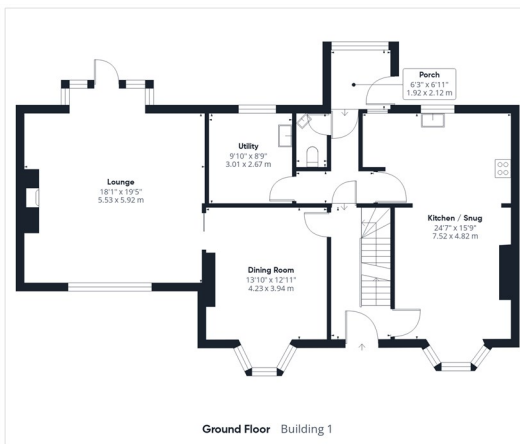
£550,000
FREEHOLD

15 Queen Street is a prominent, five-bedroom property located to a plot approaching a third of an acre (sts), to a central location in this Georgian market town. With an attractive, triple-storey frontage; with twin bay windows and facing West; the property enjoys views from the bedrooms across Horncastle, with the spire of St Mary's Church visible, and towards Langton Hill, behind which the sun sets.

Within walking distance are a full range of services, amenities and schooling, including the prestigious Queen Elizabeth's Grammar School, and public transport connections to the city of Lincoln and the East Coast.

The property is entered to the front, with a striking, tiled, entrance hallway leading to a versatile dining room and dual aspect lounge; stepping out to the rear patio. Ground floor accommodation

BELL



BELL

Approximate total area^m
2836 ft²
263.4 m²

(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.

GIRAFFE360



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

EPC Rating: Council Tax Band: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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