

NEWTON FALLOWELL

58 West Street, Horncastle - LN9 5AD

£275,000

58 West Street

Horncastle

A beautifully updated Georgian period town house built circa 1746 convenient for the town centre and nearby country & river walks. The property has been sympathetically renovated to provide a stylish home with accommodation comprising: entrance hall, kitchen with fitted units & marble work surfaces, lounge with open fireplace, hall, utility and shower room to ground floor. Three bedrooms and bathroom with separate shower to first floor. Outside the property has a private enclosed low maintenance walled garden.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

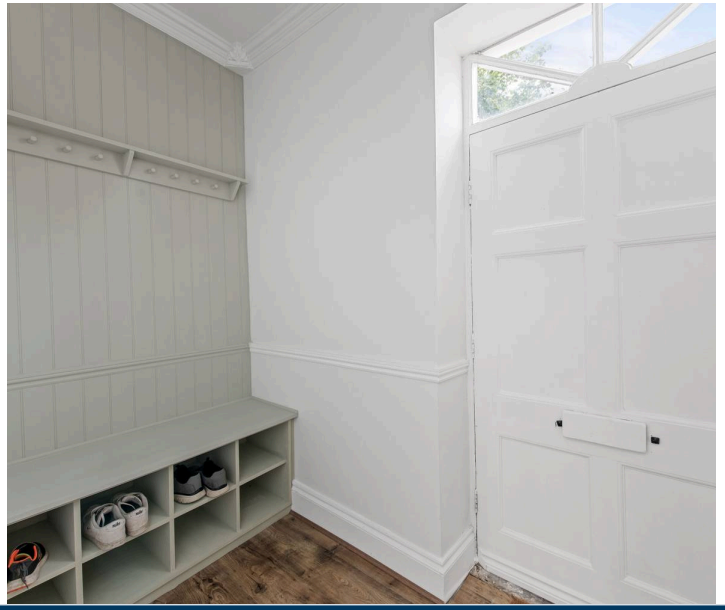
EPC Environmental Impact Rating: E

NEWTON FALLOWELL









ACCOMMODATION
Front entrance door with fanlight above through to the:

ENTRANCE HALL
Having coved ceiling, dado rail, laminate flooring, wood panelling to one wall with coat hooks and shoe storage under.

KITCHEN
15' 1" x 7' 10" (4.59m x 2.40m)
Having sash window & part glazed stable style door to rear elevation, coved ceiling and laminate flooring. Fitted with a range of base & wall units with marble effect work surfaces & splashbacks comprising: belfast style sink with mixer tap & ceramic hob inset to work surface, cupboards, drawers, integrated dishwasher and integrated electric oven under, cupboards & concealed cooker hood over. Tall unit to side housing integrated fridge & freezer. Work surface return with cupboard & integrated wine cooler under.

LOUNGE
13' 9" x 16' 4" (4.20m x 4.97m)
Having two sash windows with fitted shutters to front elevation, radiator, dado rail, laminate flooring and media wall featuring fireplace with cast iron insert, space for flat screen television over, cupboards to either side with LED lighting & shelving over.

HALL
Having coved ceiling, tile effect flooring, smoke alarm, staircase rising to first floor and understairs storage cupboard. Opening to the:

UTILITY
6' 4" x 5' 1" (1.92m x 1.56m)
Having inset ceiling spotlights, radiator, tile effect flooring, work surface with cupboard, space & plumbing for automatic washing machine under,

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6' 5" x 6' 0" (1.96m x 1.82m)
Having sash window to rear elevation, inset ceiling

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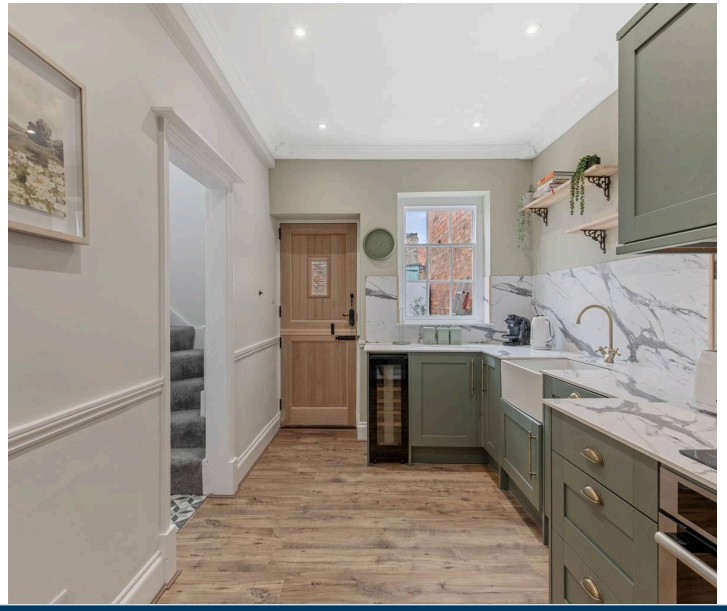
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6' 5" x 6' 0" (1.98m x 1.82m)
Having sash window to rear elevation, inset ceiling spotlights, chrome heated towel rail, tile effect flooring and





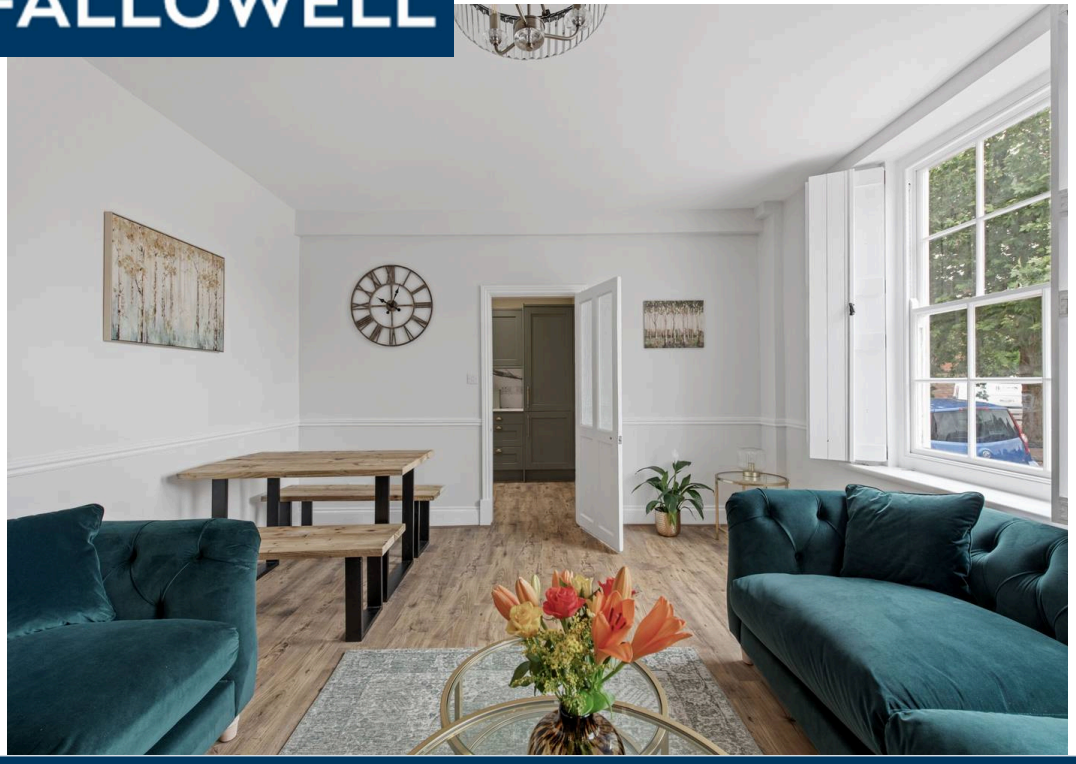






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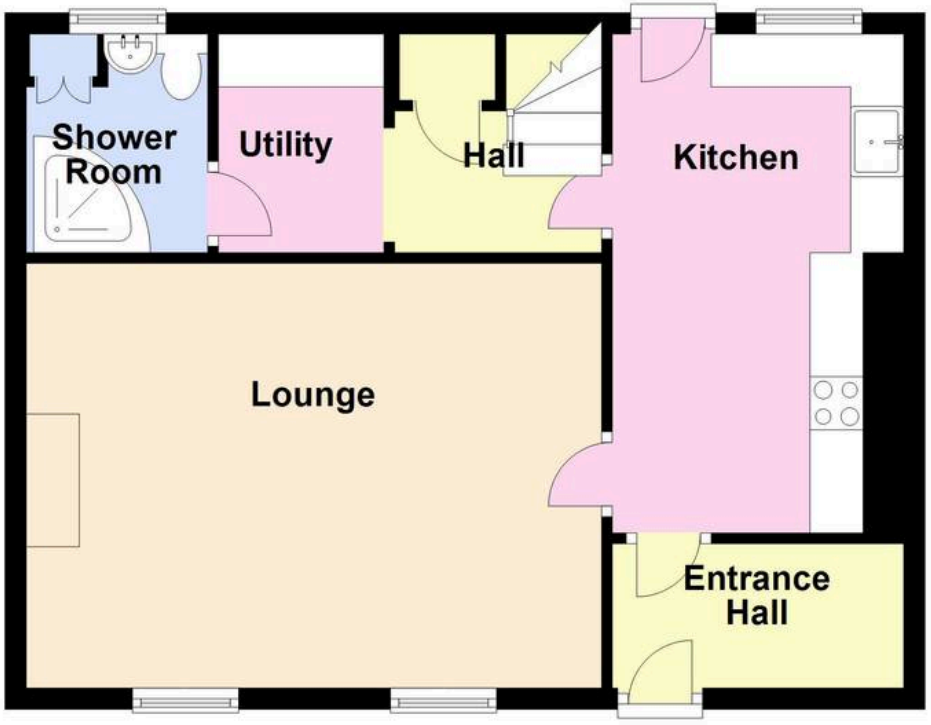





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Ground Floor

Approx. 50.1 sq. metres (539.1 sq. feet)



First Floor

Approx. 52.1 sq. metres (561.3 sq. feet)



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Total area: approx. 102.2 sq. metres (1100.4 sq. feet)



Newton Fallowell Estate Agents

Newton Fallowell, 42 High Street - PE23 5JH

01790755222 • spilsby@newtonfallowell.co.uk • www.newtonfallowell.co.uk/spilsby