



**52 College Park**  
Horncastle, Lincolnshire. LN9 6RJ

**BELL**





## 52 College Park, Horncastle

The property is a two bedroom semi-detached home set to a popular residential area in the market town of Horncastle, with a full range of services and amenities.

Renovated and updated by the current vendors, 52 College Park offers well maintained space with a generous garden and off road parking.

### ACCOMMODATION

**Sitting Room** having wood double glazed side entrance door and uPVC double glazed bay window to front aspect; carpeted staircase to first floor, carpeted floor, vertical radiator, TV point, ceiling light and power points. Open arch to:

**Breakfast Kitchen** having uPVC double glazed window and door to rear aspect; a good range of storage units to base and wall levels, sink and drainer inset to roll edge worktop. Moffat oven and Dietrich four ring induction hob beneath Zanussi extractor canopy. Tiled floor, with underfloor heating, breakfast bar, wall mounted Ideal gas fired boiler, radiator, telephone point, ceiling light and power points.

### First Floor

**Landing** with built in storage space, carpeted floor, loft access hatch, ceiling light and power point. Doors to first floor accommodation.

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





**Bathroom** with uPVC obscure double glazed window to side aspect; panel bath with shower over, pedestal wash hand basin and low level WC. Wood effect flooring, wall mounted chrome heated towel rail, radiator and ceiling light.

**Bedroom** with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power point.

## OUTSIDE

The property is approached from College Close, a no through road, up a gravel driveway offering ample off road parking space for multiple vehicles.

The rear garden, contained by wood panel fencing, is laid to lawn with paved hard standing and a patio seating area. With the rear garden being of L-shaped proportions, the plot extends to 0.08 acres (sts).

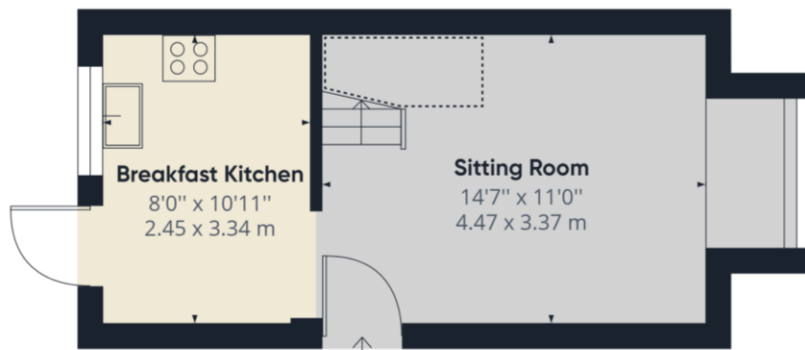
East Lindsey District Council – Tax band:

## ENERGY PERFIORMANCE RATING:

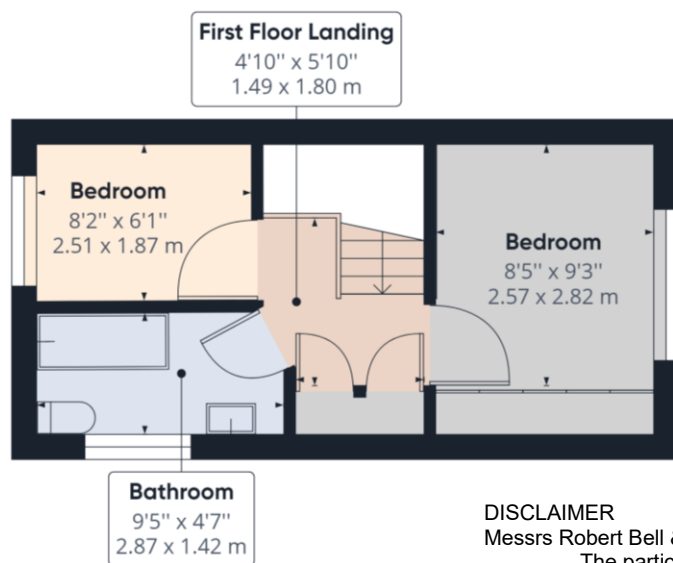
**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Horncastle office, Old Bank Chambers, Horncastle, LN9 5HY  
Tel: 01507 522222  
Email: [horncastle@robert-bell.org](mailto:horncastle@robert-bell.org);  
Website: <http://www.robert-bell.org>

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Ground Floor



Floor 1

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