



6 South Street Court
Horncastle. LN9 6DU

BELL



6 South Street Court Horncastle

6 South Street Court is a well-located, three-bedroom end-terrace property, requiring a scheme of remedial works and updates. Situated to a quiet, no-through road position nestled in the heart of Horncastle, the property is within walking distance of a full range of services, amenities and schooling. Public transport links the town to the East Coast and the city of Lincoln, 21 miles in opposite directions.

ACCOMMODATION

Conservatory - with patio door to side; windows to front and sides, sloped roof. Carpet, light to wall, power points; wood glazed door to...

Breakfast Kitchen - uPVC double glazed window to front, light to ceiling. Storage units to base and wall levels, sink and drainer to roll edge worktop. Space and connections for cooker, under counter appliances. Radiator, multiple power points, carpet.

Boiler Room - with light to ceiling, wall mounted, gas fired Worcester boiler; carpet. Wood door to

Bathroom - with uPVC double glazed obscure window to side, light to ceiling. Low level wc, pedestal sink, bath with triton electric shower over. Tiled walls, carpet, radiator.

Hallway - with uPVC double glazed high level window to side, light to ceiling, radiator, carpet. Wood door to storage space; wood glazed door to ...

Lounge - with uPVC double glazed window to side, light to ceiling. Gas fire to oak surround, carpet, multiple power points, radiator.





Carpeted stairs to **First Floor Landing**, with uPVC double glazed window to rear, light to ceiling, carpet.

Bedroom Three - with uPVC double glazed window to side, light to ceiling. Carpet, radiator, multiple power points; slatted door to storage space.

Bedroom Two - with uPVC double glazed window to side, light to ceiling. Carpet, radiator, multiple power points.

Bedroom One - with uPVC double glazed window to front, light to ceiling, carpet, radiator, multiple power points.

OUTSIDE

The property is approached between 12 and 14 South Street, up a shared access and to the front, paved garden space with trees to the adjacent beds and a brick store to the corner.

There is no allocated parking with the property; street-side parking is available on South Street and there is a large, unrestricted, public car park nearby on The Wong (sometimes referred to as 'The Cattle Market').





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 - All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.

East Lindsey District Council – Tax band: TBC
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>

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 Email: horncastle@robert-bell.org

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