



23 Foundry Street

Horncastle

A charming terrace house set within the historic market town of Horncastle and having accommodation comprising: lounge, inner hall, bathroom and kitchen to ground floor. Two bedrooms to first floor. Outside the property has an enclosed rear garden and the property benefits from gas central heating.

Council Tax band: A

Tenure: Freehold

EPC Rating: C





ACCOMMODATION

Front entrance door through to the:

LOUNGE

11' 10" x 10' 3" (3.60m x 3.13m)

Having window to front elevation, beamed ceiling, radiator, understairs storage cupboard and fireplace recess with inset electric wood burner effect fire.

INNER HALL

Having beamed ceiling, radiator, wood flooring, door to kitchen and further door to the:

BATHROOM

7' 9" x 4' 10" (2.35m x 1.47m)

Having beamed ceiling with inset ceiling spotlights, heated towel rail, part tiled walls, shaped bath with shower fitting & anti-splash screen over, close coupled WC and hand basin on unit with cupboard under.



KITCHEN

10' 11" x 7' 4" (3.32m x 2.24m)

Having window & part glazed door to rear elevation, radiator, staircase rising to first floor and vinyl flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards, drawers, space & plumbing for automatic washing machine under. Further work surface with space for electric cooker & fridge under, cupboard, extractor and shelving over. Further wall mounted units and work surface forming breakfast bar.





FIRST FLOOR LANDING

BEDROOM ONE

12' 10" x 7' 10" (3.92m x 2.39m)

Having window to front elevation, radiator, wooden floorboards, built-in cupboard and built-in wardrobe with overhead cupboards.

BEDROOM TWO

8' 8" x 8' 5" (2.63m x 2.56m)

Having window to rear elevation, radiator, wooden floorboards and built-in cupboards.



EXTERIOR

A passageway leads to an enclosed rear garden which has paved footpaths, circular block paved seating area and a garden shed with a paved area to the front.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the current council tax is band A.

LIFETIME LEGAL

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Ground Floor

Approx. 29.3 sq. metres (315.8 sq. feet)



 **NEWTON FALLOWELL**

First Floor

Approx. 20.8 sq. metres (223.7 sq. feet)



Total area: approx. 50.1 sq. metres (539.5 sq. feet)

Newton Fallowell Estate Agents

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