



**The Ropewalk, Horncastle, LN9**

**£200,000**

  
**MARTIN & CO**

# The Ropewalk, Horncastle, LN9

House - Townhouse

3 Bedrooms, 3 Bathroom

£200,000

Date Available:

Deposit:

null

- Three Storey Town House
- Master with Ensuite
- Spacious Kitchen Diner
- Study
- Enclosed Garden
- Single Garage with Parking
- Popular Location
- No Onward Chain

Three storey town house well positioned within the historic market town of Horncastle. Comprising of an entrance hall, study, cloakroom, kitchen diner, living room, three bedrooms, master with ensuite and a family bathroom. Separate garage with parking and enclosed rear garden. No onward chain.



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Horncastle boasts a wealth of amenities to include a doctors, dentists, post office, supermarkets and schooling for all ages.

**ENTRANCE HALL**  
Composite front door, carpet flooring, radiator, light fitting, mains consumer unit and stairs rising to the first floor.

**STUDY**  
9'2" x 6'2"  
PVC sash window to the front, carpet flooring, light fitting and a radiator.

**CLOAKROOM**  
6'3" x 3'5"  
Low level WC, pedestal wash basin, radiator, vinyl flooring, light and extractor.

**KITCHEN/DINER**  
16'3" x 15'8" max measurements  
Base and eye level units with square edge worksurfaces, matching upstand and a stainless steel sink and drainer. Breakfast bar area adjacent, fitted electric oven, gas hob with extractor over and an integrated dishwasher. Space and plumbing for a washing machine and further space for a fridge freezer. Tiled flooring, two light fittings, two radiators, Baxi boiler with controls, understairs storage cupboard and a PVC sash window and composite door to the rear.

**STAIRS/LANDING**  
Carpet flooring, radiator and a light fitting.

**LIVING ROOM**  
15'8" x 10'2"  
PVC sash windows to the front, carpet flooring, light fitting and a radiator.

**BATHROOM**  
7'0" x 5'7"  
Low level WC, pedestal wash basin and a panel bath with mains shower over. Vinyl flooring, radiator, light and extractor.

**BEDROOM**  
15'8" x 9'0"  
PVC sash windows to the rear, carpet flooring, light fitting and a radiator.

**STAIRS/LANDING**  
Carpet flooring, light fitting, airing cupboard housing the hot water cylinder, access to the loft.

**BEDROOM**  
15'8" x 9'1"  
PVC sash windows to the rear, carpet flooring, light fitting and a radiator.

**MASTER BEDROOM**  
13'5" x 10'2"  
PVC sash windows to the front, carpet flooring, light fitting, radiator and fitted wardrobes.

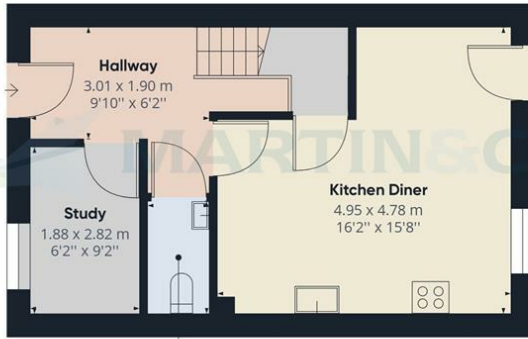
**ENSUITE**  
7'0" x 6'1" max measurements  
Low level WC, pedestal wash basin and a mains fed shower cubicle. Vinyl flooring, radiator, light and extractor.

**GARAGE**  
18'5" x 8'8"  
Located within a block separate to the property, beneath a coach house apartment. Up and over door with a parking bay in front.

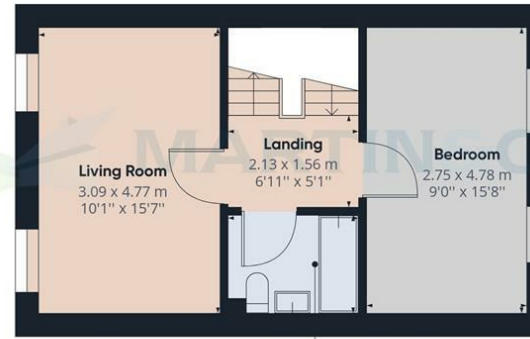


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>86</b>
		<b>73</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>  
112.13 m<sup>2</sup>  
1207.01 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.