11, College Close

Horncastle, Lincolnshire, LN9 6BY

BELL

NO ONWARD CHAIN! 11 College Close is a well-presented, mid-terrace property with driveway parking and a rear garden, to a popular no through road location. Accommodation comprises a living room, with open arch to kitchen, and shower room to the ground floor plus lean-to conservatory at the rear and mezzanine style bedroom above.

The property is within walking distance of Horncastle's full range of services, amenities and schools, with public transport links to the city of Lincoln, the East Coast, Woodhall Spa and Tattershall/Coningsby emanating from centre of town.

ACCOMMODATION

Hallway
Entered through wood obscure glazed door, with light to ceiling, radiator, tiled flooring. Wood door to storage space, kitchen and bathroom.

Kitchen
Having lights to ceiling, storage units to base and wall levels. Sink and drainer to roll edge worktop, Zanussi cooker beneath extractor. Tiled flooring, open archways to lounge.

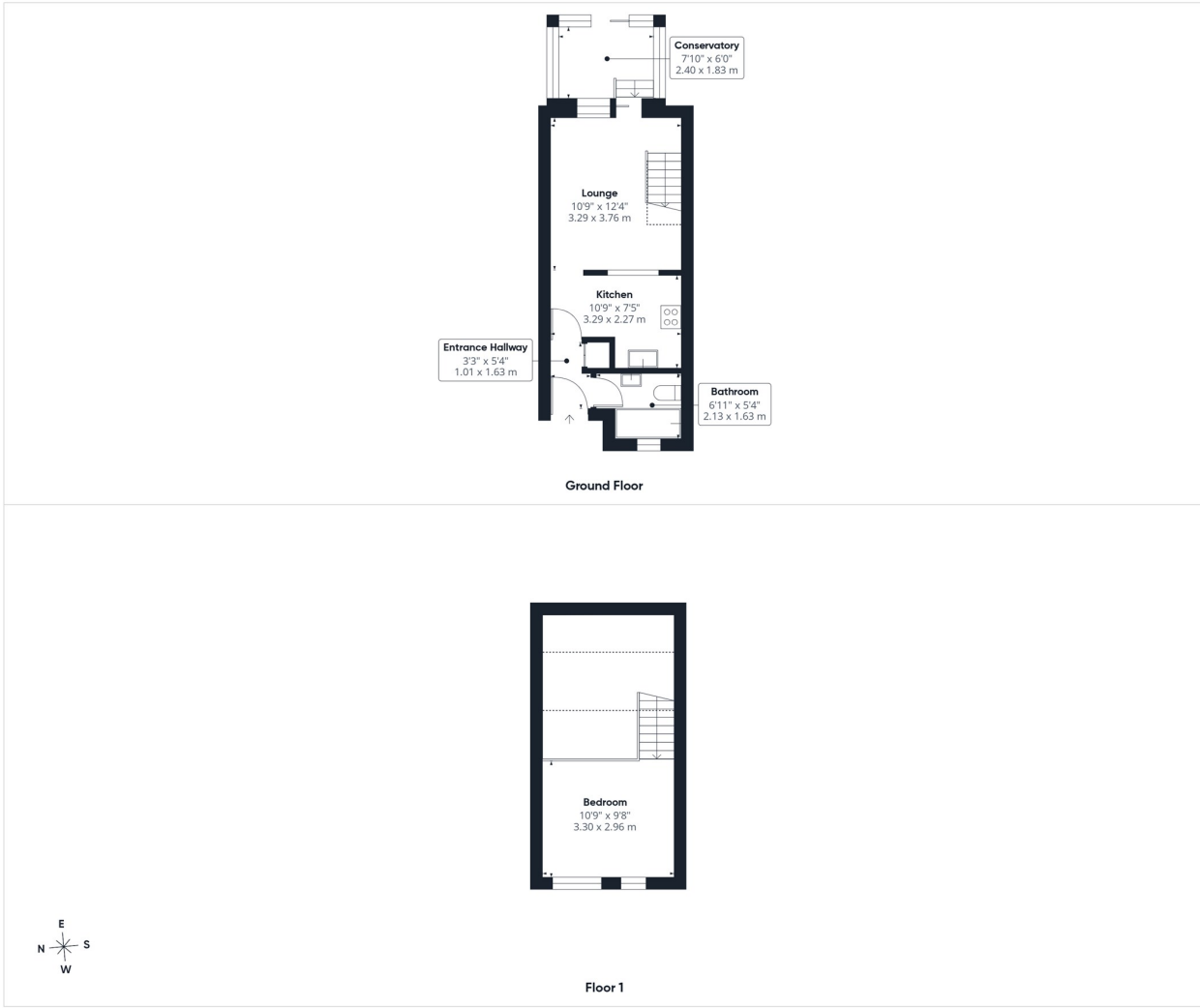
Lounge
With lights to walls, beams to ceiling. Radiator, carpet, multiple power points. Sliding doors to lean-to conservatory to rear. Open step stairs to bedroom.

Conservatory
Single glazed with metallic framed and tiled flooring.

Bathroom
With radial obscure glazed window to front, light to ceiling. Low level wc, hand wash basin, bath with electric shower over and tiled surround. Radiator, tiled flooring.

Bedroom
Having wood single glazed windows to front, lights to wall. Gallery over lounge, built in bedroom furniture. Carpet, radiator, multiple power points.

Outside
The property is approached to the front up gravelled driveway, with an outside store beside the front door. The rear garden is laid to paving with a raised gravelled bed alongside timber shed to the rear. Fenced boundaries ensure a child and pet friendly, secure space.



COUNCIL TAX: – Tax band: A

ENERGY PERFORMANCE RATING; D

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 Sales office
Old Bank Chambers, Bull Ring, Horncastle LN9 5HY

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