



20a, Banks Street
Horncastle, Lincs, LN9 5BW

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20A Banks Street is a bright ground floor flat providing South-facing accommodation and lawned plus courtyard garden spaces to the centre of Horncastle. One of four dwellings to this Grade II listed home, the property is within walking distance of a full range of services and amenities, including public transport links to the city of Lincoln, East Coast and inland resort of Woodhall Spa.

The property enjoys a spacious front dining room or double bedroom - with view up Banks Street towards the Market Place - plus a generous, central, Lounge leading through to breakfast kitchen. Accommodation continues with one further double bedroom, bathroom and separate W/C.

** A new, 125-year lease will be established for completion [see property particulars for full details].

ACCOMMODATION

Hallway

Entered to the front through wood door, with light to ceiling, carpet, wood door to storage space. Wood doors to dining room and lounge.

Dining Room / Double Bedroom

With wood sash window to side, light to ceiling. Wood flooring, covered fireplace with tiled hearth. Multiple power points, radiator.

Lounge

Having with wood sash window to front, light to ceiling. Gas fire to tiled surround, carpet, multiple power points. Carpet, wood door to kitchen.

Kitchen

With wood sash window to front, lights to ceiling. Sink and drainer to storage unit, further units to base and wall levels. Electric cooker, space and connections for appliances. Wood effect flooring, radiator, multiple power points.



Double Bedroom

Having wood window to side, light to ceiling. Wood effect flooring, multiple power points, radiator.

Separate WC

With wood obscured window to side, light to ceiling, WC. Wood effect flooring.

Bathroom

Having wood obscured window to side, light to ceiling. Pedestal sink, panel bath with electric shower over and board surround. Wood door to storage space. Wood effect flooring, radiator.

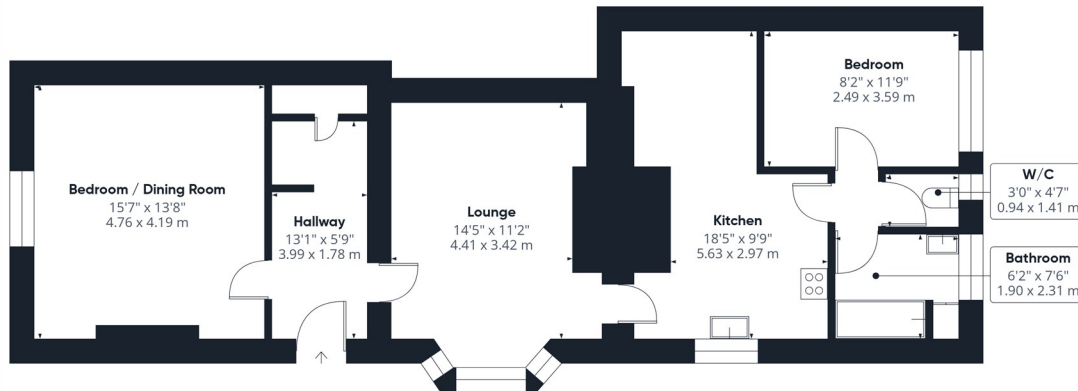
Outside

The property enjoys a bright, South-facing lawned garden to the side, contained by brick wall and with a wealth of mature flowers and shrubs. An archway leads through to further outside space, being paved with a generous outbuilding providing a trio of stores.

No's 19, 19a, 20 and 20a Banks Street have been divided into four flats, the freehold of the building currently being under a single ownership. Robert Bell & Co. offer for sale No. 20a, a ground floor two-bedroom flat with garden, and once a buyer has been found, a new 125 year lease will be drawn up by our clients solicitors to contain the rights for services; other necessary rights and the ground rent. They will also set up a management company to deal with the costs of maintaining the fabric of the building; communal areas, etc.

Please note that in October 2023, Storm Babet - with a Met Office red warning - deposited over a month's worth of rain in one morning, and caused the property to flood.

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Approximate total area⁽¹⁾
817 ft²
75.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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

Tel: 01507 522222

Email: horncastle@robert-bell.org

Website: www.robert-bell.org



DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.

All parties are advised to make their own enquiries and to seek professional advice where necessary. For more information, please contact the agent.

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