



2 Home Close
Thimbleby, Horncastle. LN9 5RF

BELL



2 Home Close Thimbleby

No Onward Chain! 2 Home Close is a well-presented, recently updated three-bedroom family home, now benefitting from dedicated off-road parking spaces and attractive garden. Improvements include new flooring throughout and well-appointed kitchen and bathroom fittings. Accommodation comprises a dual-aspect lounge, breakfast kitchen and two hallway spaces to the ground floor; three bedrooms, bathroom and cloakroom to the first.

The property is complete with low-maintenance gravel parking space to the front, alongside sleeper-edge flower beds; with lawn and patio space to the rear looking across neighbouring grassland.

Thimbleby is an attractive village located approximately 1 ½ miles west of the Georgian market town of Horncastle; home to a good range of social, retail and educational facilities. The county city of Lincoln, with rail connections to London, is within twenty miles.



ACCOMMODATION

Entrance Hallway with uPVC double glazed obscure front entrance door, carpeted staircase to first floor, tiled floor, electric heater and ceiling light. Door to:

Lounge having uPVC double glazed windows to front and rear aspects; brick fireplace with tiled hearth, wood effect laminate flooring, wall mounted electric heaters, TV point, ceiling light and power points. Doorway to:



Breakfast Kitchen having uPVC double glazed windows to front and rear aspects; modern units to base and wall levels, sink and drainer to roll edge worktop, Lamona oven and grill, four ring induction hob beneath extractor canopy. Wood effect flooring, brick arch to centre, wall mounted electric heater, ceiling light and power points. Door to:

Side Hallway with wood obscure glazed doors to front and rear aspects; wood effect flooring and ceiling lights.

First Floor

Landing with uPVC double glazed window to rear aspect; built in airing cupboard, carpeted floor, ceiling light. Doors to first floor accommodation.

Bedroom with uPVC double glazed window to front aspect; carpeted floor, electric heater, ceiling light and power points.

Bedroom with uPVC double glazed window to rear aspect; carpeted floor, electric heater, ceiling light and power points.

Separate W/C with uPVC double glazed obscure window to rear aspect; low level WC, wood effect flooring and ceiling light.

Bathroom having uPVC double glazed obscure window to rear aspect; panel bath with Triton electric shower over, wash hand basin above storage unit, wood effect flooring, boards to walls, heated towel rail and ceiling light.

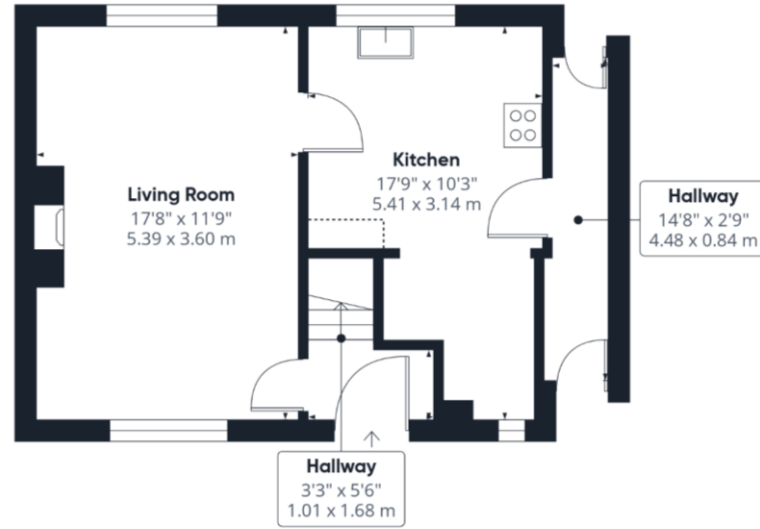
Bedroom with uPVC double glazed window to front aspect; carpeted floor, wall mounted electric heater, ceiling light and power points.

OUTSIDE

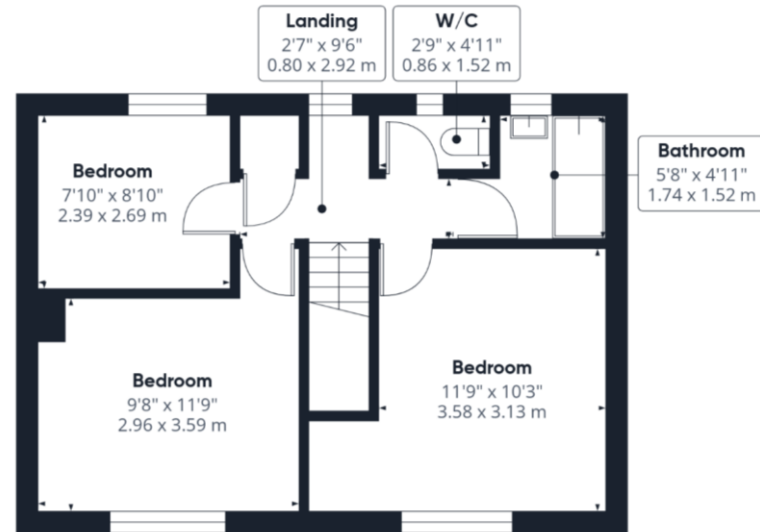
The property is approached to the front up a gravel driveway; with turnaround and parking space for multiple vehicles. The front garden is set with rock and sleeper edged, bark chipped flowerbeds and a mature tree; with paths leading from the front and the drive to the front door(s).

The south east facing rear garden is predominantly laid to lawn. A paved patio looks across to the field view beyond, with picket fencing containing the back and timber panel fences to the sides.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

835 ft²
77.6 m²

Reduced headroom

5 ft²
0.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360

East Lindsey District Council – Tax band:

ENERGY PERFORMANCE RATING: 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
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