

2 Elder Tree Cottages, Elder Tree Way, Main Street

Horsington, Woodhall Spa, LN10 5EX

BELL







NO ONWARD CHAIN! 2 Elder Tree Cottages is a charming, two bedroom property enjoying a South-facing position in the popular village of Horsington. With a characterful lounge to the front, entered through front porch, the property steps through to an L-shaped dining kitchen, with bedroom and bathroom; further bedroom above. Lawned gardens offer private outside space.

ACCOMMODATION

Entrance Porch
With wood door to front, window to side. Light to ceiling, tiled flooring, door to lounge.

Lounge
With wood window to front; lights to walls. Bemas to ceiling, brick and tiled fireplace, carpet, radiator, multiple power points. Wood door to stairs and kitchen.

Dining Kitchen
Having wood double glazed window to side, skylight to opposite side. Lights to ceiling. Oak fronted units to base and wall levels; butlers sink set to square edge worktop. Indesit oven, four ring hob beneath extractor canopy. Wall mounted, oil fired Grandee boiler. Radiator, multiple power points, wood flooring.

Bathroom
Having skylight to side, lights to ceiling. Low level wc, pedestal sink, bath with shower attachment and tiled surround. Wood flooring, shaver socket, radiator.

Bedroom 1
With wood double glazed French doors to rear, skylight to side and window to opposite side. Lights to ceiling, carpet, radiator, multiple power points.





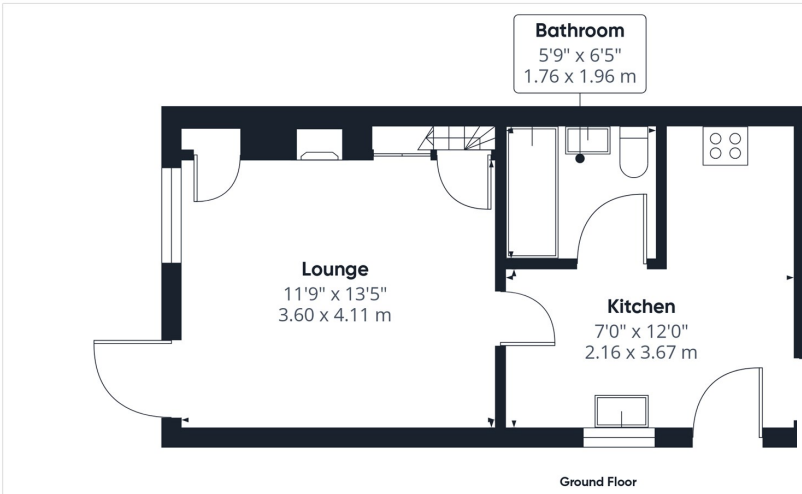


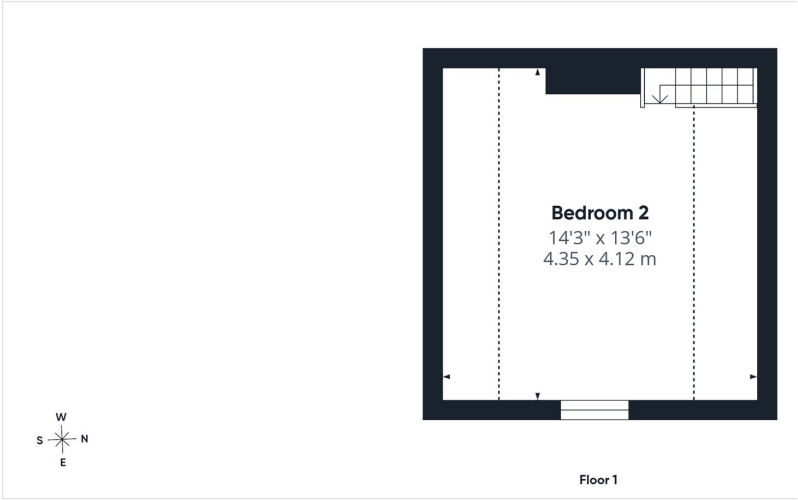
Bedroom 2
With wood window to side, lights to ceiling. Carpet, radiator, multiple power points.

Outside
The property is approached through a pedestrian gate to the front picket fence, stepping up to the front porch; with lawned spaces to the front and side. At the side are double vehicle gates; with further, lawned space at the rear fenced off and with a timber potting shed. Boundaries to the sides and rear are hedged.









Approximate total area(1)

652 ft²

COUNCIL TAX: – Tax band: A

ENERGY PERFORMANCE RATING; E

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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Brochure prepared: 11th November 2026



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