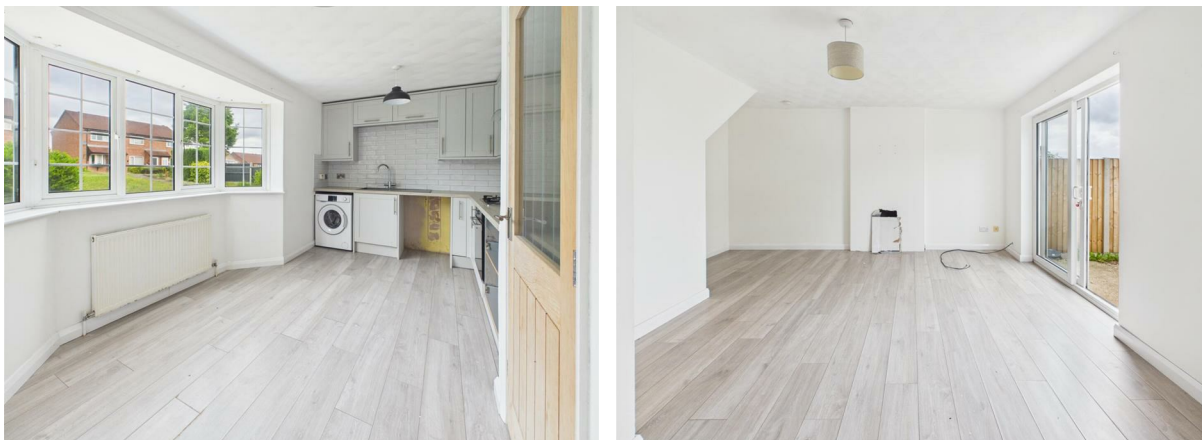




26, Holly Close
Horncastle, LN9 5EX

BELL



NO ONWARD CHAIN! 31 Holly Close is an end-terrace, three bedroom property with gardens to the front and rear. Located on a no-through road, accommodation comprises entrance hallway, living room, breakfast kitchen; three bedrooms and bathroom above.

Occupying a generous plot with lawned front and rear gardens and garage to the rear, the property is within walking distance for most of the full range of services, amenities and schooling found in the Georgian market town of Horncastle – with public transport links to the City of Lincoln and the East Coast.

ACCOMMODATION

Hallway

With wood obscure glazed door to side, light to ceiling, radiator, wood effect flooring. Wood door to living room; open doorway to

Breakfast Kitchen

With uPVC double glazed bay window to front, light to ceiling. Storage units to base and wall levels, sink and drainer to square edge worktop. Lamona oven and hob, space and connections for under counter washing machine and further appliances. Wood effect flooring, radiator, multiple power points.

Living Room

With uPVC double glazed window and sliding doors to rear, light to ceiling, wood effect flooring, radiator, multiple power points.

Landing

With light to ceiling, carpeted. Loft access hatch, wood door to over stairs storage space.

Master Bedroom

With uPVC double glazed window to front, light to ceiling. Carpet, radiator, multiple power points.



Bedroom 3

With uPVC double glazed window to rear, light to ceiling. Carpet, radiator, power points.

Bedroom 2

With uPVC double glazed window to rear, light to ceiling. Carpet, radiator, power points.

Bathroom

With uPVC double glazed obscure window to side, light to ceiling. Low level wc, pedestal sink, bath with shower over and tiled surround. Radiator, wood effect flooring.

Outside

The property is located to the end of Holly Close, with a concreted path leading down to the front door, alongside which is a useful store – housing the boiler (installed approx. 3 years ago).

The front garden is laid to lawn with mature shrubs, the rear similar plus with a gravelled side space and hardstanding patio. Facing south to the rear, the boundaries are contained by mixed fencing and hedging; a gate at the rear leads to driveway parking space and a single a garage.





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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