



66 College Close
Horncastle, Lincolnshire. LN9 6BZ

BELL

66 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 breakfast kitchen; and shower room to the ground floor with mezzanine style bedroom above.

Within walking distance of Horncastle's full range of services, amenities and schooling



Old Bank Chambers, Horncastle. LN9 5HY
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ACCOMMODATION

Entered to the front through uPVC double glazed obscure door to...

Hallway – with light to ceiling, carpet, radiator, open doorway to kitchen, wood door to...

Shower Room – with uPVC double glazed obscure window to front, light to ceiling, low level W/C, pedestal sink, corner shower cubicle with triton electric shower over, tiles to walls and floor, heated towel rail.

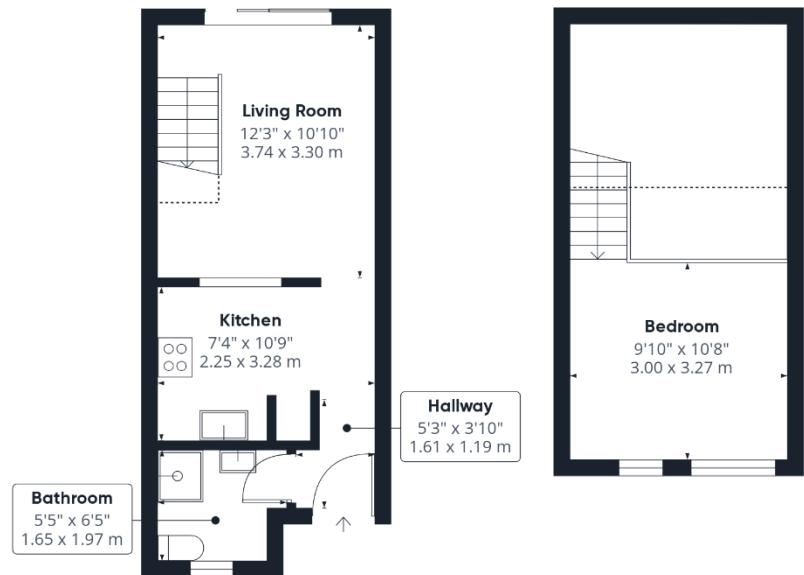
Kitchen – with light to ceiling, sink and drainer to square edge worktop surface, with breakfast bar, storage units to base and wall levels plus full height cupboard, cooker, space and connections for under counter washing machine and upright fridge-freezer, wood effect flooring, open archway to...

Lounge - uPVC double glazed French doors to rear. lights to walls, tv point, multiple power points, carpet, up open step wooden staircase to...

Mezzanine Bedroom: uPVC double glazed windows to front, lights to wall, carpet, radiator, multiple power points.

OUTSIDE

The property is set with tandem gravelled parking for two vehicles to the front; and a private rear garden with lawn and patio space.



(1) Excluding balconies and terraces

Approximate total area⁽¹⁾

360 ft²

33.6 m²

Reduced headroom

13 ft²

1.2 m²

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

Council tax band A, Utilities: all mains services, gas central heating EPC 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 Horncastle Office...

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Brochure prepared 20.04.2026



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