



45, College Park
Horncastle, Lincolnshire, LN9 6RE





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45 College Park is a substantial three-bedroom family home with large reception spaces to the ground floor. Modernised and enhanced by the current vendors, the property is laid out with a front (South) facing Lounge, through to versatile study / snug; plus kitchen at the rear open to a long dining/family room space: the ground floor is ideal for busy family life.

The property benefits from solar panels, and provides driveway parking for multiple vehicles, and a generous garden with lawned and seating spaces. In the popular College Park area of this Georgian market town, the property is towards the end of a no through road.

Horncastle boasts a full range of services and amenities, including primary & secondary schooling, supermarkets, doctors surgery and public transport links to the City of Lincoln (21 miles to the West) and the coast (21 miles to the East).



ACCOMMODATION

Hallway

With uPVC double glazed obscure door to front, light to ceiling. Wood effect flooring, radiator, power points. Carpeted stairs with spindle and balustrade. Wood doors to under stairs storage.

Lounge

With uPVC double glazed window to front, light to ceiling. Log burning stove to tiled stand with oak overmantle, radiator, carpet, multiple power points.



Office / Snug

uPVC double glazed French doors to rear, light to ceiling, radiator, multiple power points, wood effect flooring.

Kitchen

With uPVC double glazed windows and patio door to rear, lights to ceiling. Good range of storage units to base and wall levels, 1 1/2 sink and drainer to roll edge worktop. Leisure range cooker, space and connections for upright fridge-freezer, under counter washing machine and dryer. Radiator, multiple power points, wood effect flooring.

Dining / Family Room

With uPVC double glazed window to front, lights to ceiling. Tv point , multiple power points, wood flooring, radiator.

Bedroom 1

With uPVC double glazed window to rear, light to ceiling, carpet, radiator, multiple power points. Wood door to en suite shower room.

En Suite

With uPVC double glazed obscure window to side, light to ceiling. Low level w/c, shower cubicle with tiled surround. Radiator, wood effect flooring.

Bedroom 2

With uPVC double glazed window to front, light to ceiling, carpet, radiator, multiple power points. Built in storage and desk spaces.

Bedroom 3

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

Bathroom

With uPVC double glazed obscure window to rear, light to ceiling. Low level w/c, pedestal sink, bath with shower over. Tiles to walls and floor, heated towel rail.

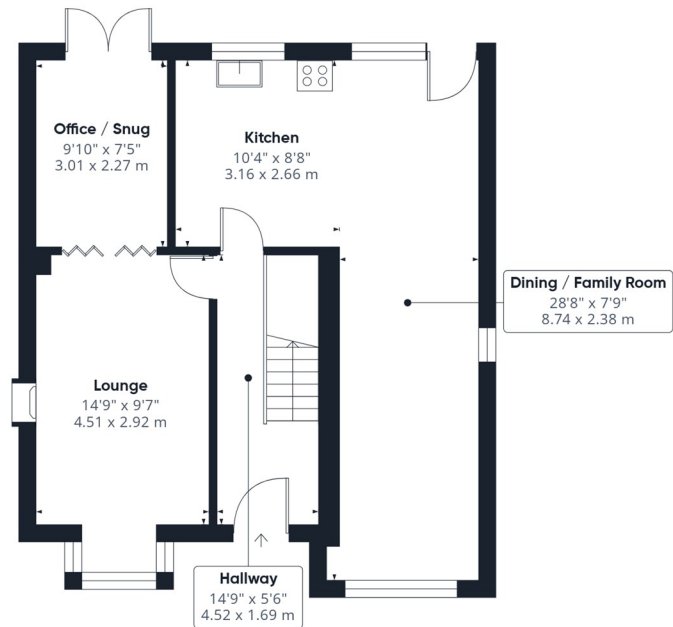
Outside



The front of the property is set to low maintenance stone chippings, with parking space for multiple vehicles. The sides are contained by fencing and hedging.

The rear garden, secured by side gates to provide a child and pet friendly space, is laid to lawn with paved patio seating beneath a timber and felt cover. To the rear is a timber-edged border with high level hedging while the sides are contained by timber fencing. Hard standing for a timber shed is to the far corner.



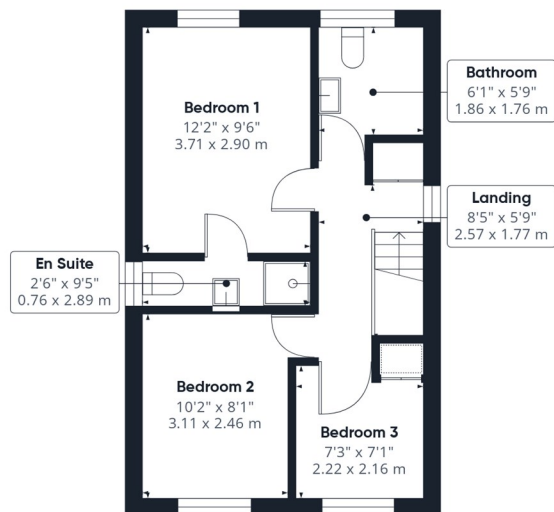


Ground Floor

Approximate total area⁽¹⁾

1000 ft²

92.9 m²



Floor 1



(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: C

ENERGY PERFORMANCE RATING;

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
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