



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



Gold Trusted
Service Award
2023 feefo



32A Lincoln Road
Horncastle, Lincolnshire. LN9 5AW



32A Lincoln Road, Horncastle



32A Lincoln Road is a three-bedroom detached family home, built in 2002 by the current owner, providing spacious accommodation including living room, dining room open to kitchen, utility, cloakroom; three bedrooms, including master with en suite and family bathroom to the first floor.

The property benefits from underfloor heating to the ground floor – contributing to the EPC 'C' rating as recently assessed.

Situated in a desirable location on Lincoln Road, a short distance from the prestigious Queen Elizabeth Grammar School, the currently under-construction petrol station and convenience store opposite; 32A Lincoln Road is within walking distance for most of the town centre, having a full range of services and amenities.

With views from the rear; down the garden and across the rooftops and rolling hills beyond; the property enjoys a southerly aspect with the patio and lawn spaces being of generous size, complemented by single garage, parking for multiple vehicles and former aviary, turned sun room/garden room.



ACCOMMODATION

Hallway having uPVC obscure double glazed entrance door with matching side panel, uPVC double glazed window to side aspect; carpeted floor with underfloor heating, ceiling light and power points. Door to:

Living Room having uPVC double glazed window to front aspect; polished stone fireplace with wood surround, coal fire (gas supply in the vicinity), carpeted floor with underfloor heating, built in under stairs storage space, ceiling light and power points. Part glazed doors to:



Dining Room with uPVC double glazed sliding doors to rear aspect; carpeted floor with underfloor heating, ceiling light and power points. Open to:

Kitchen having uPVC double glazed window to rear aspect; an excellent range of units to base and wall levels, aluminium sink and drainer inset to roll edge worktop, Hotpoint cooker and four ring hob beneath extractor canopy, Integrated fridge, freezer and dishwasher. Tiles to walls and floor with underfloor heating, ceiling spotlights and power points. Door to:

Utility with uPVC double glazed window to side, obscure glazed patio door to rear aspect; roll edge worktop with storage unit beneath plus further wall mounted unit, space and connections for under counter washing machine, dryer. Tiled floor, wall mounted gas fired Worcester boiler ceiling light and power points. Door to:

Cloakroom with uPVC obscure double glazed window to side aspect; low level WC, pedestal wash hand basin. Tiled floor with underfloor heating and ceiling light.

First Floor

Landing with uPVC double glazed window to side aspect; built in airing cupboard housing the hot water cylinder, radiator, carpeted floor, loft access hatch and ceiling light. Doors to first floor accommodation.

Family Bathroom having uPVC obscure double glazed window to rear aspect; bath with electric shower over and tiled surround, pedestal wash hand basin with lights to mirror over and low level WC. Vinyl flooring, tiles to half height to walls, wall mounted heated towel rail and ceiling light.

Master Bedroom having uPVC double glazed window to rear aspect; built in wardrobe space, carpeted floor, radiator, TV point, ceiling light and power points. Door to:

En-suite Shower Room having uPVC obscure double glazed window to rear aspect; shower cubicle with tiled surround, pedestal wash hand basin and low level WC. Tiled to half height to walls, tile effect flooring, wall mounted heated towel rail and ceiling light.





Bedroom 2 having uPVC double glazed window to front aspect; built in wardrobe space, carpeted floor, radiator, TV point, ceiling light and power points.

Bedroom 3 with uPVC double glazed window to front aspect; built in storage space, carpeted floor, radiator, ceiling light and power points.

OUTSIDE

The front is approached from Lincoln Road with open personnel gateway in low level brick boundary wall, up paved path to the front door with lawned garden space to the front. Access up the gravel driveway, leading to the ample off road parking spaces for multiple vehicles to the rear and access to the **Single (semi-detached) Garage** with up and over door, uPVC double glazed window to rear, personnel door to side. Workshop space, ceiling light and power points.

Leading off the rear of the garage is a pleasant, south east facing former Aviary, now Sunroom / seating space. Through open gateway in trellis fencing from driveway to the paved patio space, which enjoys afternoon and evening sunshine with brick wall boundaries to the sides creating a 'courtyard' feel, and opening beyond to rear garden.

The rear garden is laid to lawn and extends generously out to the rear, with hedged boundaries and mature shrubs to the borders.



East Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING: C

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, Old Bank Chambers, Horncastle. LN9 5HY.

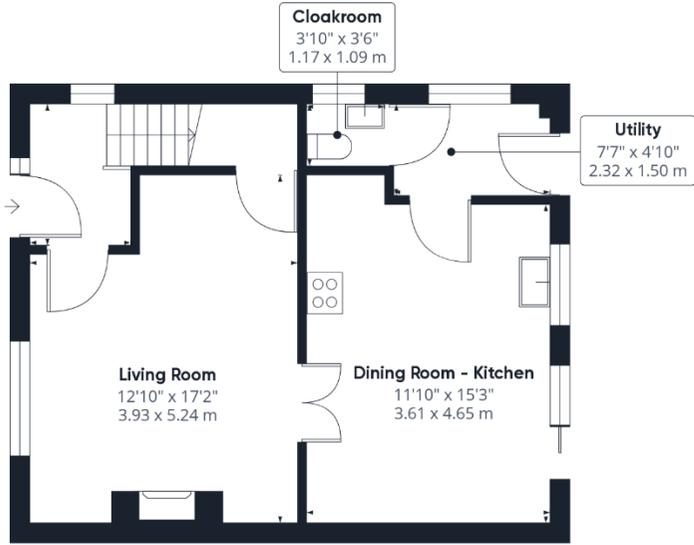
Tel: 01507 522222;

Email: horncastle@robert-bell.org;

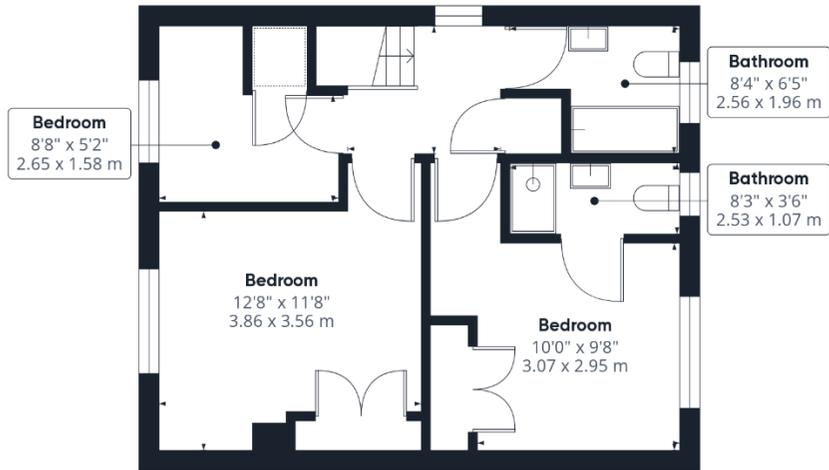
Website: <http://www.robert-bell.org>

Brochure prepared 15.1.2024

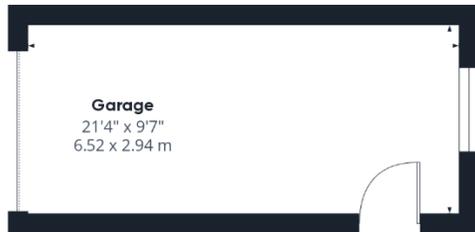




Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

1181.6 ft²
109.77 m²

DISCLAIMER

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