



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



Gold Trusted
Service Award

2023 feefo



23 Accommodation Road

Horncastle, Lincolnshire. LN9 5AS



23 Accommodation Road, Horncastle, Lincolnshire



23 Accommodation Road is an attractive two-bedroom semi-detached bungalow, providing light, spacious accommodation with modern fixtures and fittings including excellent purpose-built storage, modern bathroom and kitchen. With two double bedrooms, including master with dressing room, the property boasts beautiful front and rear garden spaces; lovingly maintained to provide a wealth of seating, flowerbeds and thoughtful storage areas alongside a large garage and secure driveway.

The property is set to a popular residential area of Horncastle, a Georgian market town with a full range of services and amenities within walking distance for most. Public transport links provide convenient access to the stunning Lincolnshire coast (21 miles to the East) and the county city of Lincoln (21 miles to the West).

Viewing is highly recommended to appreciate the quality of both the internal accommodation and garden spaces.



ACCOMMODATION

Kitchen having uPVC double glazed main entrance door with window to side; a good range of modern units to base and wall levels, ceramic sink and drainer inset to roll edge worktop with space and connections for under counter fridge; washing machine, Zanussi cooker and four ring hob beneath extractor canopy. Built in storage space with space and connections for upright fridge freezer, tiled floor, ceiling spotlights and power



points. Wood windowed door to living room and open archway to:

Dining Room with uPVC double glazed window to front aspect; tiled floor, radiator, TV point, skylights to ceiling, ceiling light and power points.

Living Room having uPVC double glazed window to front aspect; an excellent bank of built in fitted storage units , including cupboard and drawer space, plus glazed display and open shelving, Tiled flooring, radiator, TV point, ceiling light and power points. Wood windowed door to:

Hallway with tiled floor, ceiling light. Doors to bedrooms and to:

Family Bathroom having uPVC obscure double glazed obscure window to side aspect; D shaped bath with tiled surround, walk in shower cubicle with tiled surround, monsoon and regular head over, wash hand basin inset to vanity unit and low level WC. Tiled floor, radiator, heated towel rail and ceiling spotlights.

Dressing Room with wood effect flooring, radiator, ceiling light. Open doorway to:

Bedroom with uPVC double glazed sliding doors to rear and window to side aspects; wood effect flooring, radiator, ceiling light and power points.

Bedroom having uPVC double glazed window to rear aspect; wood effect flooring, built in storage space, radiator, TV point, ceiling light and power points.

Attic Office space accessed by timber loft ladder with skylight to rear, wooden spindle and balustrade gallery to staircase, wood effect flooring, radiator, telephone point, ceiling light and power points.





Wood door through to loft space, boarded and home to wall mounted gas fired Worcester boiler; uPVC double glazed window to side

OUTSIDE

The property is approached to the front, through metal vehicle gates and via brick paved driveway, which widens to the side, through wood gates to further parking space continuing down to the **Single Detached Garage**, with electric door to front, personnel door to side and window to rear, light and power.

The front garden is laid to gravel, with concrete, sleeper edged and further mature planters providing a vibrant space.

The south facing rear garden is initially laid to lawn, with paved path running across the rear and established plant bed before the bedroom window. Trellis fencing contains the varied rear space; providing paved and timber decked patio seating spaces beneath a range of pergolas and canopies, further feature timber work completing this series of spaces. To one corner stands a timber edged ornamental fish pond; the other a garden store with vegetable plot, greenhouse and further planter spaces towards the rear. The garden is a child and pet friendly secure space, with fenced boundaries

East Lindsey District Council – Tax band: B

ENERGY PERFORMANCE RATING: tbc

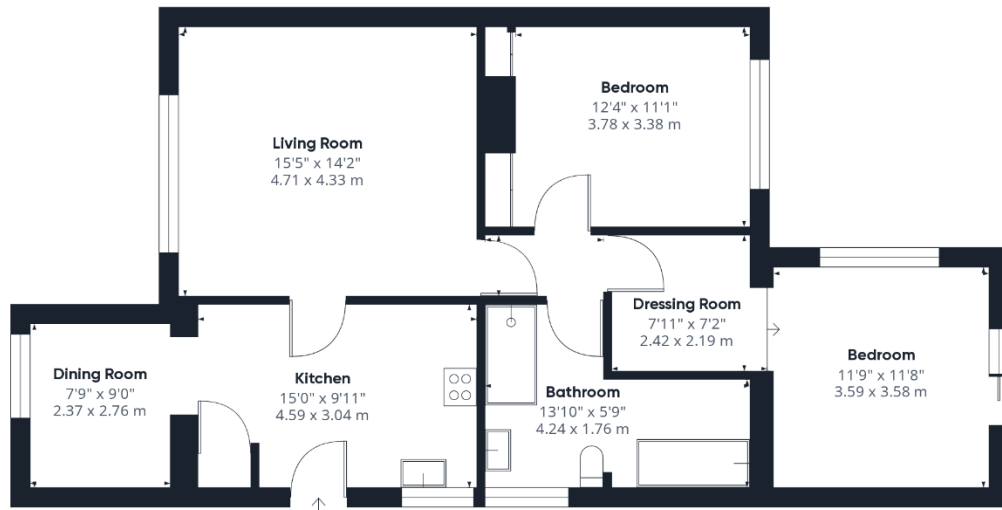
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office, Old Bank Chambers, Horncastle. LN9 5HY.
Tel: 01507 522222;
Email: horncastle@robert-bell.org;
Website: <http://www.robert-bell.org>

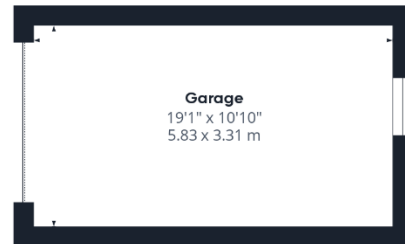
Brochure prepared 25.3.2024







Ground Floor Building 1



Ground Floor Building 2



Floor 1 Building 1

Approximate total area⁽¹⁾

1272.99 ft²

118.26 m²

Reduced headroom

42.48 ft²

3.95 m²

(1) Excluding balconies and terraces

⌋ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



Old Bank Chambers, Horncastle, LN9 5HY
Tel: 01507 522222
Email: horncastle@robert-bell.org

www.robert-bell.org

