



2023

★★★★★

GOLD WINNER

ESTATE AGENT  
IN HORNCastle



5 Ashwood Close  
Horncastle, Lincolnshire. LN9 5HA

**BELL**  
ROBERT BELL & COMPANY



## 5 Ashwood Close, Horncastle

5 Ashwood Close is a two bedroom semi-detached property set to a no through road location to the heart of Horncastle, will a full range of services and amenities including the excellent Queen Elizabeth's Grammar School within walking distance for most. Offering open living/dining space to the front; kitchen to the rear and two bedrooms plus bathroom to the first floor.

The property is complete with off road parking and rear garden.

### ACCOMMODATION

**Living / Dining Room** having wood obscure double glazed entrance door and wood effect double glazed bay window to front aspect; wood effect flooring, radiator, TV point, light to ceiling rose and power points. Door to:

**Kitchen** having wood effect double glazed window and obscure door to rear aspect; a range of storage units to base and wall levels, 1 ½ bowl sink and drainer inset to roll edge worktop with space and connections for under counter washing machine and fridge and electric cooker. Wood effect flooring, radiator, TV point, ceiling light and power points. Door to:

**Stairwell** with wood obscure double glazed window to rear aspect; wood effect flooring, carpeted stairs with hand rail up to first floor.

### First Floor

**Landing** with carpeted floor, loft access hatch, ceiling light and power point. Doors to first floor accommodation.



**Bedroom** with wood effect double glazed window to rear aspect; built in storage cupboard with light, shelving and wall mounted gas fired Viessman boiler; radiator, ceiling light and power points.

**Bedroom** with wood effect double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

**Shower Room** having wood effect obscure double glazed window to front aspect; corner shower cubicle with tiled surround, wash hand basin inset to storage unit and low level WC. Mosaic tile effect flooring, heated towel rail and ceiling light.

#### OUTSIDE

The property is approached via a paved path with gravel space to the front and strip of lawn before the front door. A gravel driveway runs down the side, offering dedicated parking space.

The rear garden, contained by fencing to one side, wall to the other and hedging to the rear, is laid to lawn with timber potting shed to the rear, approached via a paved path.

**East Lindsey District Council – Tax band: A**

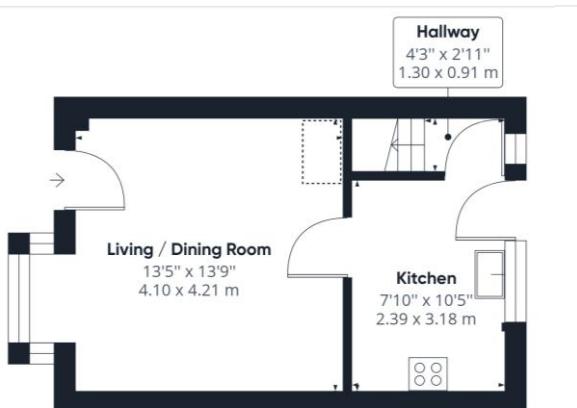
**ENERGY PERFORMANCE RATING: D**

**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 office, Old Bank Chambers, Horncastle, LN9 5HY  
Tel: 01507 522222  
Email: [horncastle@robert-bell.org](mailto:horncastle@robert-bell.org);  
Website: <http://www.robert-bell.org>

Brochure prepared 12.10.2023





Approximate total area<sup>(1)</sup>

569.84 ft<sup>2</sup>  
52.94 m<sup>2</sup>

Reduced headroom

6.12 ft<sup>2</sup>  
0.57 m<sup>2</sup>



Floor 1

(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.

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