

Town & City



19 Millstone Close, Horncastle

A four bedroom detached property located in a desirable residential location in the Georgian market town of Horncastle.

The property sits well on its plot and offers spacious living accommodation including: entrance hall, sitting room, dining room, kitchen, utility, study and cloakroom to the ground floor with four bedrooms, en-suite shower room to the master and family bathroom to the first floor.

Outside the property benefits from a block paved driveway providing off road parking for several vehicles, detached brick and pantile garage and enclosed lawned garden to the rear.

An ideal family home located in a busy market town with a good range of local facilities including supermarkets, local shops and cafes, secondary modern school and recently awarded Ofsted 'outstanding' grammar school.

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Entrance

A wooden double glazed door leads into the:

Entrance Hall

Having single radiator, ceiling coving, dado rail, phone point, multiple power points, understairs cupboard and wooden skirting boards. Wood panelled doors lead off to:

Study 7' 11 x 7' 11 (2.43m x 2.43m)

Having upvc double glazed window to front aspect, single radiator, ceiling coving, tv point, phone point, multiple power points and wooden skirting boards.

Cloakroom

Having low level wc, wash hand basin inset to vanity unit, single radiator, ceiling coving, half wall tiling, obscure upvc double glazed window to side aspect and wooden skirting boards.



Kitchen

Kitchen 13' 03 x 9' 10 (4.04m x 3.01m) narrowing to 6' 04 (1.94m)

Having good selection of cupboards to both base and wall levels, one and a half sink plus drainer inset to roll edge worktop with appropriate wall tiling. Integral double electric oven, separate gas hob with extractor hood over, dishwasher and fridge. Also having double radiator, ceiling coving, tv point, phone point, multiple power points, tiled flooring, upvc double glazed window to rear aspect and wooden skirting boards. Wood panelled doors lead off to:

Dining Room 12' x 9' 11 (3.67m x 3.02m)

Having upvc double glazed doors to rear aspect, double radiator, ceiling coving, dado rail, multiple power points and wooden skirting boards.

Utility 7' 11 x 6' 05 (2.43m x 1.97m)

Having one and a half sink plus drainer inset to roll edge worktop, single radiator, ceiling coving, wall mounted gas boiler and space and plumbing for washing machine. Upvc double glazed window and wooden double glazed door to rear aspect, tiled floor continued from kitchen, extractor fan, multiple power points and wooden skirting boards.

From the hall a wood panelled door leads to the:



Sitting room

Sitting Room 14' 07 x 12' (4.46m x 3.67m) Excluding bay window.

Having upvc double glazed bay window to front aspect and upvc double glazed window to side aspect, gas fire inset to tiled hearth, surround and mantel. Also having one double and one single radiator, ceiling coving, dado rail, tv point, phone point, multiple power points and wooden skirting boards. Wooden double doors lead through to the **dining room**.

Stairs from the entrance hall lead up to the:

First Floor Landing

Having 2 upvc double glazed windows to front aspect, double radiator, access to loft space, storage cupboard, multiple power points and wooden skirting boards. Wood panelled doors lead off to:

Bedroom One 12' 01 x 11' 03 (3.69m x 3.44m)

Excluding bay window.

Having upvc bay window to front aspect, double radiator, tv point, phone point, multiple power points and wooden skirting boards.



Bedroom one

A wood panelled door leads to the:

En-Suite Shower Room

Having shower cubicle, low level wc, pedestal wash hand basin, single radiator, full wall tiling, extractor fan and obscure upvc double glazed window to side aspect.

Bedroom Two 12' x 9' 11 (3.68m x 3.04m)

Having upvc double glazed window to rear aspect, single radiator, tv point, phone point, multiple power points and wooden skirting boards.

Bedroom Three 9' 11 x 9' 09 (3.04m x 2.99m)

Having upvc double glazed window to rear aspect, single radiator, multiple power points and wooden skirting boards.



Bathroom

Bathroom

Having 4 piece suite comprising corner bath, shower cubicle, low level wc and pedestal wash hand basin. Double radiator, full wall tiling,

extractor fan, airing cupboard with appropriate linen shelving and housing the hot water cylinder, obscure upvc double glazed window to rear aspect and wooden skirting boards.

Bedroom Four 8' x 8' (2.44m x 2.44m)

Having upvc double glazed window to front aspect, single radiator, multiple power points and wooden skirting boards.

Outside

The property is approached over a block paved driveway providing off road parking for several vehicles and leading to gated access to the detached brick and pantile **garage** 19' x 18' 04 (5.81m x 5.60) with steel up and over door and light and power connected. There is also a lawned area with shrubbery beds to its borders being enclosed by fencing to either side and a low brick wall to the front.



Rear garden

To the rear the garden is predominantly laid to lawn with shrubbery beds to its borders, a small patio area and decorative path running across the lawn to the summerhouse. The garden is fully enclosed with fencing and there is pedestrian gated access to the front of the property at the opposite side to the driveway.

Utilities: Mains water, electricity and drainage. Gas central heating. Council tax band E.

Notes: The Agents have not been privy to the contents of the Title of the property and cannot in any way formally confirm the boundaries of the property or the existence of any Covenants,

Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and areas will require further verification. The Agents refer prospective purchasers to the vendor's solicitors in regard to all these matters.

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.

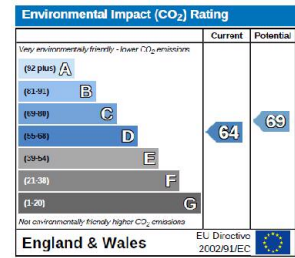
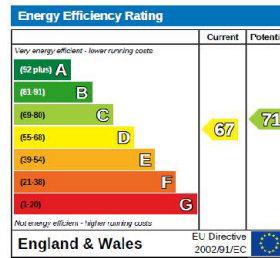
Viewing: By appointment with the agent's Horncastle Office, Old Bank Chambers, Horncastle, Lincolnshire. LN9 5HY. Tel. 01507 522222; Fax. 01507 524444

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ENERGY PERFORMANCE

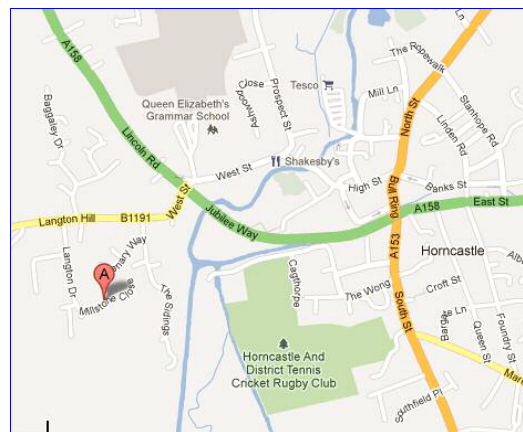
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on Carbon Dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon Dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

LOCATION MAP



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