



**BEST**<sup>®</sup>

ESTATE AGENT GUIDE  
2023 : EXCEPTIONAL

SALES



3 Boston Road  
Horncastle, Lincolnshire. LN9 6EY

**BELL**  
ROBERT BELL & COMPANY



## 3 Boston Road, Horncastle

3 Boston Road is a spacious detached two bedroom bungalow set to a private position convenient for the centre Horncastle. With a full range of services, amenities and useful public transport links; on offer to potential purchasers is the convenience of the town yet the private surroundings of a desirable plot set back from the road.

With ample off road parking for multiple vehicles, single garage and private garden space, the property will suit a range of requirements with a GIFA of 1367 square feet.

### ACCOMMODATION

**Side Lobby** with uPVC obscure double glazed entrance door to the side, tiled floor, ceiling light and storage shelf. Open doorway to:

**Kitchen** having uPVC double glazed windows to side and rear aspects; a good range of storage units to base and wall levels, sink and drainer inset to roll edge worktop with space and connection for upright fridge and freezer, under counter dishwasher and washing machine. Wall mounted gas fired Worcester boiler, cooker and four ring hob beneath extractor canopy, tiled floor, ceiling lights and power points.

**Dining Room** having uPVC double glazed window to side aspect; fireplace, carpeted floor, radiator, ceiling light and power points. Door to:

**Hallway** with built in storage space, wood flooring, loft access hatch, radiator and wall lights. Doors to further rooms.

**Sitting Room** having uPVC double glazed windows to front and side aspects; electric fire inset to polished stone style surround, carpeted floor, radiator, TV point, ceiling light and power points.



**Office** with uPVC double glazed door to front with matching side panel and window to side aspect; wood flooring with tiled area to front, radiator, ceiling light and power points.

**Bedroom** with uPVC double glazed window to front aspect; built in storage space, carpeted floor, radiator, TV and telephone point, wash hand basin inset to vanity unit. ceiling light and power points.

**Bedroom** with uPVC double glazed window to rear aspect; carpeted floor, radiator, TV point, wash hand basin inset to vanity unit, ceiling light and power points.

**Separate Toilet** with uPVC obscure double glazed window to rear aspect; low level WC, radiator, tile effect vinyl flooring and ceiling light.

**Bathroom** having uPVC obscure double glazed window to rear aspect; panel bath with tiled wall surround, pedestal wash hand basin, corner shower cubicle with mermaid board surround. Wall mounted chrome heated towel rail, tile effect vinyl flooring, radiator and ceiling light.

## OUTSIDE

The property occupies a position set back from Boston Road on a crescent, with similar bungalows surrounding a central 'green'. Approached via the driveway which continues down the side of the property and across the front to offer parking and turnaround space. To the rear stands a **Single Garage** with up and over door, uPVC obscure double glazed door to side and wood door and window to other side, concrete floor, space and connections for tumble dryer, ceiling light and power points.

The front garden is laid to mature plant beds with a timber framed shed to the corner. The boundaries are contained by mixed hedging and low level wall to the front.

The rear garden is predominantly laid to lawn with a paved patio space and large timber framed Summerhouse. The boundaries are contained by evergreen hedging and wood panel fence on dwarf brick wall.

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

## 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

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