



**17 College Park**  
Horncastle, Lincolnshire. LN9 6RE

**BELL**

**NO ONWARD CHAIN!** 17 College Park is a spacious, two-bedroom semi-detached property, well positioned to the end of a no-through road. Providing gravelled parking, and garden spaces to the front and rear; the property is well-presented and within walking distance for most of Horncastle's services and amenities.

Accommodation comprises: Living Room, Breakfast Kitchen to the ground floor; two Bedrooms and Family Bathroom to the first. The side and rear are contained by gates to ensure secure, child and pet friendly spaces. The property has been enhanced by the current vendor, including with a recent new boiler installation.



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# 17 College Park, Horncastle

## ACCOMMODATION

*Entered to the side through obscure glazed door to*

**Living Room** - with uPVC double glazed bay window to front, light to ceiling. Electric fire to stone surround, radiator, multiple power points, wood effect flooring. Open arch to...

**Kitchen** - with uPVC double glazed window and obscure glazed door to rear, light to ceiling. Leisure sink and drainer to roll edge worktop, storage units to base and wall levels. Oven, space and connections for under counter fridge and washing machine. Breakfast bar to wall. Wood effect flooring, gas fired Worcester boiler to wall.

*Up carpeted stairs with spindle and balustrade to...*

**First Floor Landing** - with light to ceiling, loft access hatch. Wood doors to storage spaces, bathroom and bedrooms.

**Bedroom One** - with uPVC double glazed window to front; light to ceiling. Carpet, radiator, multiple power points.

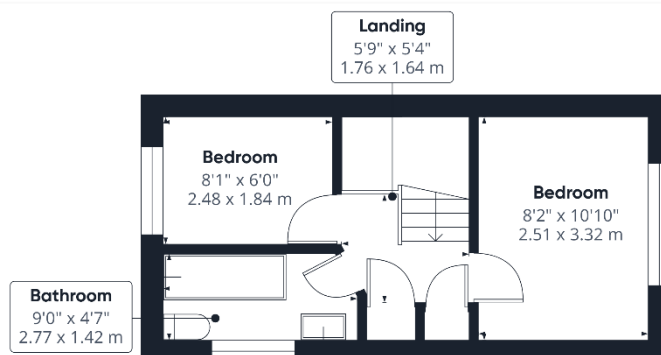
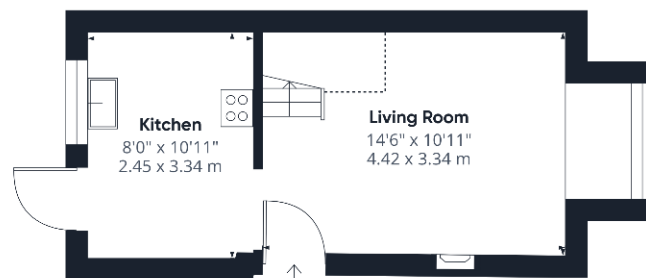
**Bathroom** - with uPVC double glazed obscure window to side, light to ceiling. Low level wc, pedestal sink, panel bath with electric shower over and tiled surround. Radiator, wood effect flooring.

**Bedroom Two** - with uPVC double glazed window to rear, light to ceiling. Carpet, radiator, multiple power points.

## Outside

The property is approached up a graveled driveway, with gate dividing the initial and further space. The front garden is laid to lawn with hedged surround.

A gate from the driveway leads to the back garden, a child and pet friendly secure space; contained by fencing. Laid to lawn, the garden enjoys a paved patio off the kitchen, and is complete with a small flower bed and timber shed to the rear.



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

486 ft<sup>2</sup>

45.1 m<sup>2</sup>

## Reduced headroom

20 ft<sup>2</sup>

1.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

East Lindsey District Council – Tax band: B

**ENERGY PERFORMANCE RATING: D - All mains services, gas central heating**

**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...

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