



BRITISH
PROPERTY
AWARDS

2024

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GOLD WINNER

ESTATE AGENT
IN HORNCastle



Westover, 5 Boston Road
Horncastle, Lincolnshire. LN9 5HY

BELL



Westover, 5 Boston Road Horncastle

NO ONWARD CHAIN! Westover 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 potential purchasers.

Planning permission has been granted (ELDC – Ref: S/086/00514/22) for the addition of a Lounge and Utility leading off the side of the property; replacing the Conservatory and continuing to the front.

ACCOMMODATION

Entrance Porch entered with uPVC double glazed double doors, continuing through single glazed door with matching windows alongside to:

Hallway with wood flooring, radiator, ceiling light and power points. Wood doors to accommodation including:

Living Room with uPVC double glazed bay window to front, window to side aspect; carpeted floor, tiled fireplace, radiator, TV point, wall and ceiling lights and power points.

Dining Room with uPVC double glazed window to side aspect; carpeted floor, radiator, ceiling light and power points.

Kitchen having uPVC double glazed window to side aspect; a good range of storage units to base and wall levels, sink and drainer set to roll edge worktop with space and connections for





under counter washing machine, dryer and upright fridge-freezer, Stoves oven and four ring hob. Tile effect flooring, radiator and ceiling light. Wood single glazed door to:

Conservatory having uPVC double glazed windows to front, side and rear; uPVC double glazed single doors to front and rear. Tile effect flooring and polycarbonate roof.

Shower Room having uPVC double glazed obscure window to rear aspect; walk in wide shower cubicle with board surround; monsoon and regular heads over, wash hand basin set to storage unit and low-level WC. Wood effect flooring, heated towel rail and ceiling light.

Bedroom with uPVC double glazed window to rear aspect; built in wardrobe space, carpeted floor, radiator, ceiling light and power points.

Bedroom with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.

OUTSIDE

The property is approached through a wide driveway entrance; with gravelled parking space stood before the **Garage** with electric roller shutter door, electric personnel door to side, uPVC double glazed window to rear and ceiling light, power points, wall mounted gas fired boiler and access hatch to storage space. further space leading off the side

The front garden, leading around the side to the conservatory, is predominately laid to lawn with a mature range of flowers and shrubs to mature beds. This continues to the rear corner.

The garden continues around the back with a gravelled space housing both a timber framed **Garden Shed** and a **Greenhouse**, with gate contributing to through to the side. There, alongside the garage, is a paved patio style garden with mature border and a beautiful rockery style raised planter with a wealth of flowers.

East Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING: C

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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