



Round Corner Cottage
14A West Street, Horncastle, Lincolnshire. LN9 5JF

BELL

NO ONWARD CHAIN!

Round Corner Cottage is a charming, two-bedroom property; located within walking distance of Horncastle's full range of services, amenities and schooling. Enjoying an open-plan living-dining room on entrance, with log burning stove and French doors through to the kitchen; the property continues upstairs with both bedrooms – the master a double with space for further furniture – and modern shower room.

This Georgian market is located halfway between the county city of Lincoln, and the East Coast at Skegness – 21 miles from each, with regular bus services to each from the centre of Horncastle.



Old Bank Chambers, Horncastle. LN9 5HY
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ACCOMMODATION

Entered through wood door to the side, to:

Living / Dining Room having uPVC double glazed window to side aspect; log burning stove with chrome flue, matt black backing and tiled stand, wood effect flooring, carpeted staircase to first floor, TV point, ceiling light and spotlights, power points. French doors to;

Kitchen having wood horizontal-slide sash window to front aspect; wood fronted storage units to base and wall levels, sink inset to roll edge worktop, space and connections for upright fridge-freezer; under counter washing machine, Whirlpool oven and four ring induction hob beneath extractor canopy. Wood effect flooring, wall mounted electric heater, ceiling lights and power points.

First Floor

Gallery Landing with carpeted floor, ceiling light and doors to first floor accommodation.

Shower Room comprising; corner shower cubicle with board surround, Aqualisa electric shower over, wash hand basin to storage unit and low level WC. Tiles to walls, tile effect flooring, heated towel rail built in storage space and ceiling spotlights.

Bedroom 1 with wood horizontal-slide sash window to side; uPVC double glazed window to front aspect; carpeted floor, wall mounted electric heater, ceiling light and power points.

Bedroom 2 with wood horizontal-slide sash window to side aspect; carpeted floor, wall mounted electric heaters, ceiling light and power points.

Note: Decorated both internally and externally within last 12 months, Furniture available via separate negotiations.

OUTSIDE

The property is approached on foot, via a pedestrian right of way, from West Street.

East Lindsey District Council – Tax band: A

EMERGY PERFORMANCE RATING: tbc

Electric wall heaters.

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...

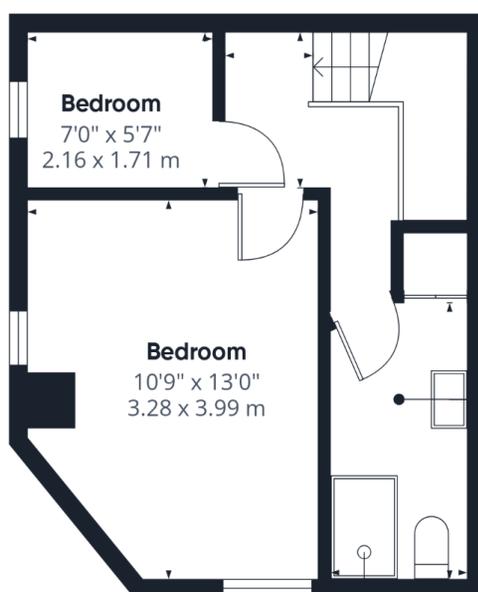
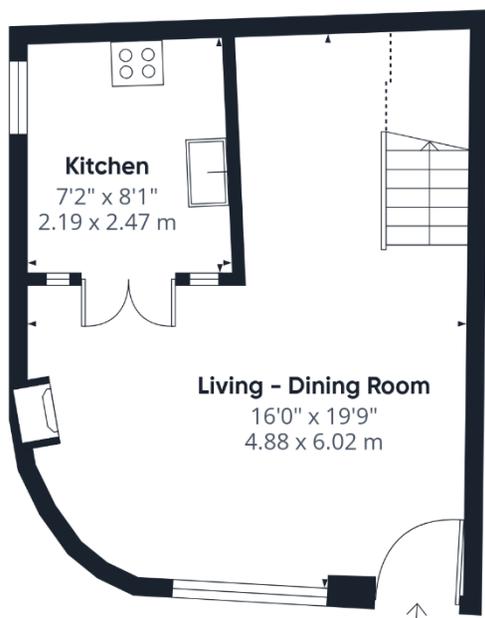
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