



12 West Street  
Horncastle, Lincolnshire. LN9 5JF







## 12 West Street, Horncastle

A four-bedroom two bathroom, mid terraced period house located close to the centre of the Georgian market town of Horncastle. The property offers potential purchasers a good range of accommodation, set over three floors, with potential to reconfigure to suit a range of needs. With courtyard garden to the rear, including outbuilding with useful storage space, the property makes a pleasant family home and offers all the comforts of modern living.

Within comfortable walking distance from the centre of Horncastle, with a range of local amenities: including shops, supermarkets, excellent primary and secondary schools, post office and leisure facilities. The town sits equidistant between the county city of Lincoln, and the popular coastal resort of Skegness- both 21 miles away.

### ACCOMMODATION

**Sitting Room** with wood single glazed main entrance door, wood single-glazed sash window to front aspect; screened fireplace with tiled surround, wood mantel, radiator, wood-effect vinyl flooring, ceiling light, telephone point, TV point and multiple power points. Single-glazed window and door to:

**Dining Kitchen** having wood single glazed window to rear aspect; a good range of fitted units to base and wall levels, 1 ½ bowl sink and drainer inset to roll-edge worktop, further wood-effect square-edge worktops with appropriate splashback tiling. Space and connections for electric cooker, upright fridge-freezer, under-stairs storage space (open fronted), with power point. Wood effect laminate flooring, ceiling light and multiple power points. Wood door to outside courtyard area and staircase up to:

### First Floor

**Landing** having built in storage units to wall over stairs, understairs storage space (open fronted), carpeted floor and light over stairs. Stair case to second floor and doors to first floor accommodation.







**Bedroom 4** having wood single-glazed window to rear aspect; wrought iron feature fireplace with brick surround, radiator, carpeted floor, ceiling light and multiple power points.

**Bedroom 3** of L-shaped proportions having wood single-glazed sash window to front aspect; wrought iron feature fireplace with wood surround and mantel, radiator, carpeted floor, ceiling light and multiple power points.

**Shower Room** having tiled-wall shower cubicle with panel base and curtain rail, low level WC inset to wooden box unit and pedestal wash hand basin with appropriate splash back tiling. Wall mounted storage unit, tile effect vinyl flooring, ceiling light and radiator.

## Second Floor

**Gallery Landing** with wood balustrade and storage space, loft access hatch and ceiling light. Doors to second floor accommodation.

**Bedroom 2** having wood single-glazed window to rear aspect; sloping ceiling in part, built in wardrobes with a good range of hanging and shelving space, radiator, carpeted floor, ceiling light, TV point and multiple power points. Wall-mounted Vokera gas-fired boiler.

**Family Bathroom** having panel bath with mixer tap and shower attachment over, wall tiling surrounding bath, wooden wall panelling and tile-effect vinyl flooring. Low level 'shell style' WC, pedestal wash hand basin with appropriate splashback tiling, ceiling light and extractor fan.

**Bedroom 1** having wood single-glazed window to front aspect; built-in alcove with shelving to wall space, radiator, carpeted floor, ceiling light and multiple power points.

## OUTSIDE

To the rear of the property, accessed from the kitchen, is an enclosed courtyard area, concreted, with wall to one side and wood picket fencing with gate to the other- providing access through adjacent garden to street for bins, etc. Wood plank open canopy over, spanning from outbuilding to rear wall of the property, with outdoor light currently attached.

Wood doors to pair of brick and tile storage sheds, one with space and connections for washing machine and dryer, and single-glazed wood window, both providing storage and shelving space.





## 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, Old Bank Chambers, Horncastle, LN9 5HY

Tel: 01507 522222

Email: [horncastle@robert-bell.org](mailto:horncastle@robert-bell.org);

Website: <http://www.robert-bell.org>

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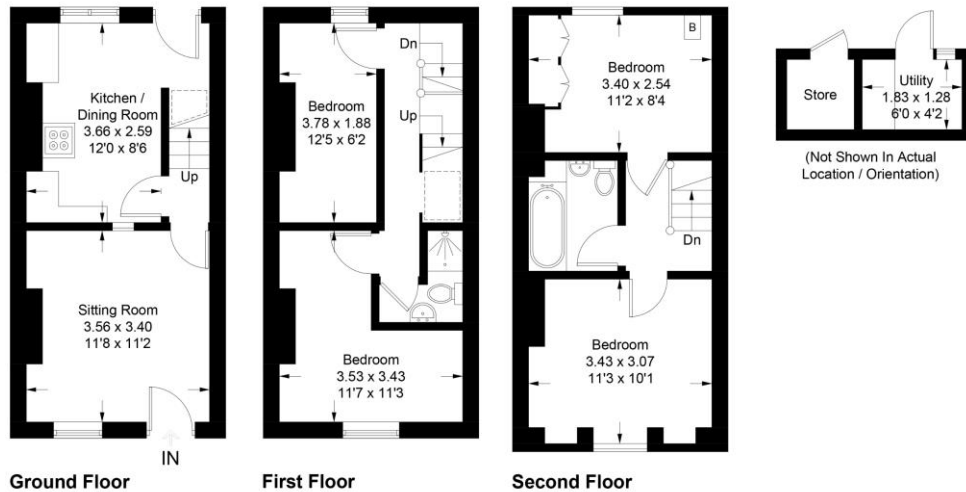
### 12 West Street

Approximate Gross Internal Area = 77.6 sq m / 835 sq ft

Store / Utility = 4.2 sq m / 45 sq ft

Total = 81.8 sq m / 880 sq ft

□ = Reduced headroom below 1.5m / 5'0"



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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Old Bank Chambers, Horncastle. LN9 5HY  
Tel: 01507 522222  
Email: [horncastle@robert-bell.org](mailto:horncastle@robert-bell.org)

[www.robert-bell.org](http://www.robert-bell.org)

