



46 Foundry Street  
Horncastle, Lincolnshire. LN9 6AB

**BELL**  
ROBERT BELL & COMPANY

This two bedroomeed terraced house offers modern living space in the heart of a popular residential area of the Georgian market town of Horncastle. The property comprises: living room, kitchen, bathroom to downstairs, two bedrooms to first floor; complete with rear garden space.

**NO ONWARD CHAIN**



# 46 Foundry Street, Horncastle LN9 6AB

## ACCOMMODATION

**Living Room** having uPVC obscure double glazed main entrance door and uPVC double glazed window to front aspect; fire inset to polished hearth with oak surround, wood effect flooring, radiator, TV point, ceiling light and power points. Part glazed door to:

**Hallway** with built in under stairs storage space, tiled wood effect flooring, ceiling light and power point. Doors to bathroom and open doorway to:

**Kitchen** having uPVC double glazed window and obscure back door to rear aspect; a good range of storage units to base and wall levels, aluminium sink and drainer inset to roll edge worktop, gas cooker beneath extractor canopy, space and connections for upright fridge – freezer and under counter washing machine. Tiled wood effect flooring, radiator, wall mounted gas fired boiler, ceiling light and power points. Carpeted staircase to first floor.

**Bathroom** having panel bath with shower over, pedestal wash hand basin and low level WC. Tiles to walls and floor, radiator, ceiling light and extractor fan.

## First Floor

**Landing** with carpeted floor, loft access hatch and power point. Doors to:

**Bedroom 1** with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

**Bedroom 2** with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.

## OUTSIDE

The front is contained by low level wall with personnel gate and path leading to the front door. The front space is laid to gravel. Brick built shed at the rear of garden.

The rear garden is predominantly laid to lawn with paved path to one side and hedged patio seating area leading off the rear of the property. The boundary is open to one side, fenced to the other with brick wall to the rear.

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

## 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.

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