

## *Town & City*



### **5 Stourton Place, Horncastle**

A two bedroom mid terrace house conveniently located close to the centre of the historic market town of Horncastle. The property would benefit from some cosmetic improvement.

The internal accommodation comprises: sitting room, kitchen and bathroom to the ground floor with two bedrooms to the first floor.

Outside there is a paved yard to the rear, two small brick outbuildings and lawned garden.

Mains services of water, electricity and drainage are connected and majority upvc double glazed windows.

Horncastle benefits from a good range of local amenities, including medical and leisure facilities, post office, local shops and supermarkets and primary, secondary modern and grammar schools.

### **Entrance**

Entered via a wooden door with obscure viewing panel which leads into the:



*Sitting room*

### **Sitting Room** 11' 11 x 11' 11 (3.65m x 3.65m)

Having upvc double glazed window to front aspect, an open fire with tiled hearth and wooden mantel, electric heater, tv point, phone point, multiple power points, laminate wood flooring and wooden skirting boards. A wooden door with viewing panel leads to the:

### **Hall**

Having laminate wood flooring, understairs cupboard, single power point and wooden skirting boards. Wood panelled doors lead off to:

### **Bathroom**

Having 3 piece suite comprising panelled bath, low level wc, wall mounted wash hand basin with appropriate splashback wall tiling, extractor fan and laminate wood flooring.



*Kitchen*

### **Kitchen** 12' 08 x 10' 02 (3.88m x 3.12m) narrowing to 7' 06 (2.31m)

Having cupboards to both base and wall levels and stainless steel sink plus drainer inset to roll edge worktop with appropriate splashback wall tiling. Space and connection for washing machine, fridge, freezer and electric cooker with extractor hood over. Also having laminate wood flooring, multiple power points, wooden window and door to rear aspect and wooden skirting boards.

Stairs lead up to the **first floor landing** with wood panelled doors leading off to:

### **Bedroom Two** 8' 08 x 8' (2.65m x 2.46m)

Having upvc double glazed window to rear aspect, electric heater, single power point and wooden skirting boards.



*Bedroom one*

### **Bedroom One** 12' x 10' 10 (3.67m x 3.31m)

Having upvc double glazed window to front aspect, airing cupboard with appropriate linen shelving and housing the hot water cylinder, electric heater, fireplace (blocked up) and wooden skirting boards.

### **Outside**

To the rear there is a paved yard, two brick outbuildings and a long lawned garden beyond these. Pedestrian access from the front of the property to the rear is gained through a corridor and there is also a foot pathway to the front of the outbuildings serving neighbouring properties.



Rear garden

**Utilities:** Mains water, electricity and drainage and majority upvc double glazed windows. Council tax band A.

**Notes:** The Agents have not been privy to the contents of the Title of the property and cannot in any way formally confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it.

Any plan shown in this brochure is purely presented as a guide and all boundaries and areas will require further verification. The Agents refer prospective purchasers to the vendor's solicitors in regard to all these matters.

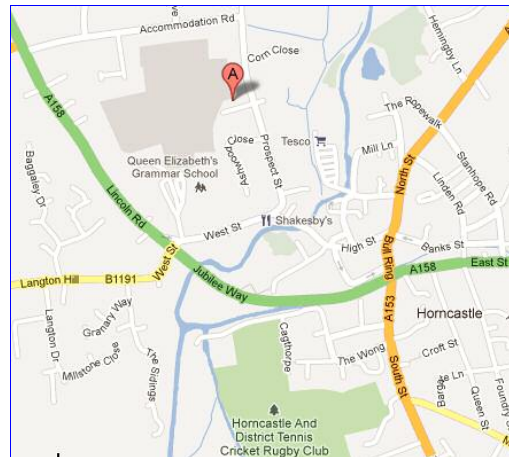
**Services:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**Viewing:** By appointment with the agent's Horncastle Office, Old Bank Chambers, Horncastle, Lincolnshire. LN9 5HY. Tel. 01507 522222; Fax. 01507 524444

Email: [horncastle@robert-bell.org](mailto:horncastle@robert-bell.org)  
 Website: <http://www.robert-bell.org>

These details were prepared on  
 20 December 2011

## LOCATION MAP



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### ROBERT BELL & COMPANY

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 32 High Street, Coningsby. 01526 344434

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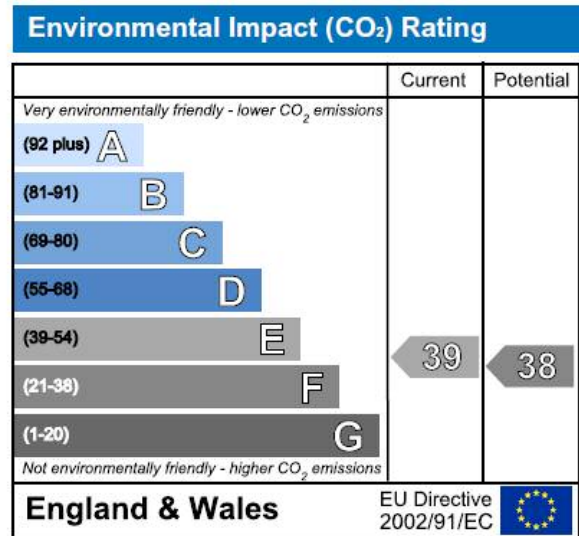
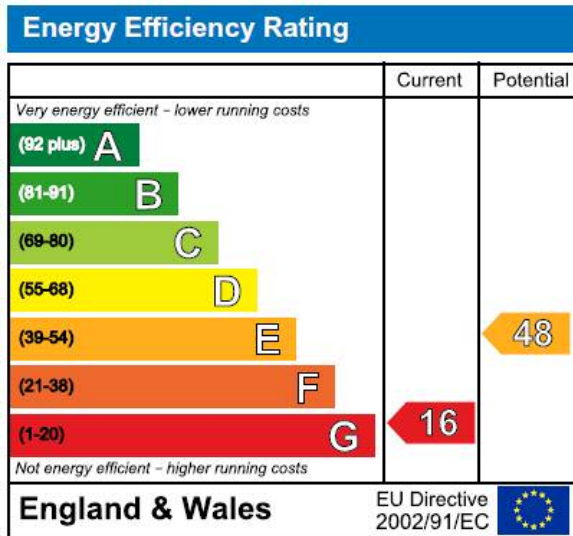
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## ENERGY PERFORMANCE

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on Carbon Dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon Dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

### DISCLAIMER

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- (iv) All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



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