



15 Southwells Lane

Horncastle, Lincolnshire. LN9 5DT



A modern two-bedroom end-terrace house set to the popular, no through road residential area of Southwells Lane, with convenient pedestrian access to the centre of Horncastle and the full range of services and amenities on offer.

The property provides living room and dining kitchen spaces to the ground floor (alongside cloakroom) with two bedrooms and family bathroom to the first floor. There is a single garage and rear garden.



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ACCOMMODATION

Hallway with wood obscure double glazed entrance door, carpeted stairs with hand rail to first floor, carpeted floor, radiator, telephone point and ceiling light. Door to:

Living Room having wood double glazed sash window to front aspect; carpeted floor, built in under stairs storage space, TV point, radiator, ceiling lights and power points. Doors to kitchen and to:

Cloakroom with carpeted floor, pedestal wash hand basin, low level WC, radiator and ceiling light.

Kitchen having wood double glazed sash window and obscure glazed door to rear: a good range of storage units to base and wall levels including unit housing wall mounted gas fired boiler, 1 1/2 bowl sink and drainer inset to square edge worktop with space and connections for under counter washing machine, upright fridge freezer, Zanussi oven and four ring hob beneath extractor canopy. Tiled floor, radiator, ceiling light and power points.

First Floor

Gallery Landing with carpeted floor, loft access hatch, radiator and ceiling light. Doors to first floor accommodation.

Bedroom having wood double glazed sash window to front aspect; built in wardrobe storage space, carpeted floor, radiator, ceiling light, TV point and power points.

Bathroom having panel bath with shower over, tiled surround, pedestal wash hand basin and low level WC. Wood effect flooring, radiator, ceiling light and shaver socket.

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

OUTSIDE

The rear garden, contained by a boundary wall, is laid to lawn with paved path leading from the rear gate and to the patio space before the kitchen door. Behind the garden is the **Single Semi-detached Garage** with up and over door, light and power; and associated driveway providing dedicated off road parking space to the property.

East Lindsey District Council – Tax band: B

ENERGY PERFORMANCE RATING: C

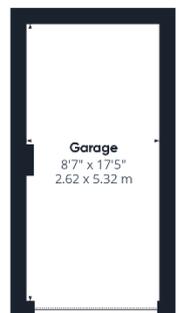
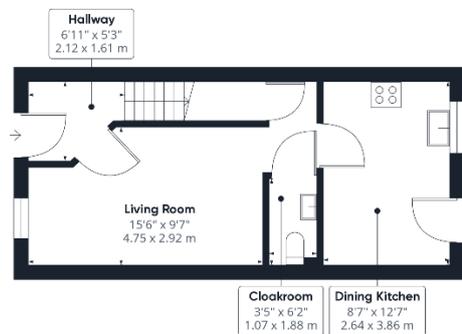
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office, Old Bank Chambers, Horncastle. LN9 5HY.

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