

Town & City



25 Curtis Close, Horncastle

An extremely well presented three bedroom end terrace property located close to the centre of the historic Georgian market town of Horncastle. This spacious property benefits from a modern fitted kitchen and solid oak flooring throughout the ground floor.

The internal accommodation comprises: hallway, sitting room, cloakroom, kitchen diner to the ground floor with three bedrooms and a family bathroom to the first floor.

Outside there are private front and rear gardens and residents' parking.

The market town of Horncastle benefits from a good range of local amenities including: post office, medical practice, leisure centre, three high street banks, three supermarkets and two secondary schools including the recently Ofsted rated 'Outstanding' Queen Elizabeth's Grammar School.

Full mains services with gas fired central heating. Council tax band B.

Entrance

Entered via a wooden door with obscure viewing panels leading into the:



Hallway

Hallway

Having solid oak floor, single radiator, central heating thermostat, multiple power points and wooden skirting boards. Wood panelled doors lead off to:

Cloakroom

Having low level wc, pedestal wash hand basin, single radiator, extractor fan, upvc double glazed window to front aspect and wooden skirting boards.



Sitting room

Sitting Room 14' x 10' 10 (4.54m x 3.31m)

Having upvc double glazed window to front aspect, double radiator, tv point, phone point, multiple power points and wooden skirting boards.

Kitchen Diner 17' 07 x 9' 10 (5.37m x 3m)

Having a good selection of cupboards to both base and wall levels with one and a half stainless steel sink plus drainer inset to roll edge worktop with appropriate splashback wall tiling. Also having built-in electric oven with gas hob and extractor hood over, wall mounted gas central heating boiler, space and connection for washing machine and fridge freezer, multiple power points, solid oak floor and upvc double glazed window and door to rear aspect.



Kitchen

To the dining area there is double radiator, multiple power points, solid oak floor, upvc double glazed window to rear aspect and wooden skirting boards.



Dining area

Stairs lead up from the **hallway** to the:

First Floor Landing

Having access to loft space, storage cupboard, multiple power points and wooden skirting boards. Wood panelled doors lead off to:

Bedroom Three 7' 08 x 7' 08 (2.36m x 2.36m)
Having upvc double glazed window to rear aspect, single radiator, multiple power points and wooden skirting boards.

Bedroom Two 11' 09 x 9' 06 (3.60m x 2.92m)
Having upvc double glazed window to rear aspect, single radiator, multiple power points and wooden skirting boards.

Bedroom One 12' 11 x 9' 06 (3.96m x 2.90m) extending to 11' (3.37m)
Having upvc double glazed window to front aspect, single radiator, multiple power points and wooden skirting boards.



Bedroom one

Family Bathroom

Having 3 piece suite comprising a large luxury shower cubicle, low level wc and pedestal wash hand basin with genuine mermaid boarding, heated towel rail, extractor fan and wooden skirting boards.

Outside

To the front of the property the garden is predominately laid to lawn with flowerbeds to its borders and concrete path leading up to the property and a patio area. The garden is enclosed by wooden fencing on two sides and a wall to the other side boundary. There is gated access to the rear of the property.

The rear garden is predominately laid to lawn with flowerbeds to its borders, patio area and is enclosed by a wall on one side and wooden fence to the other two boundaries.

Utilities: Mains water, electricity and drainage with gas fired central heating. Council tax band B.



Rear garden

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

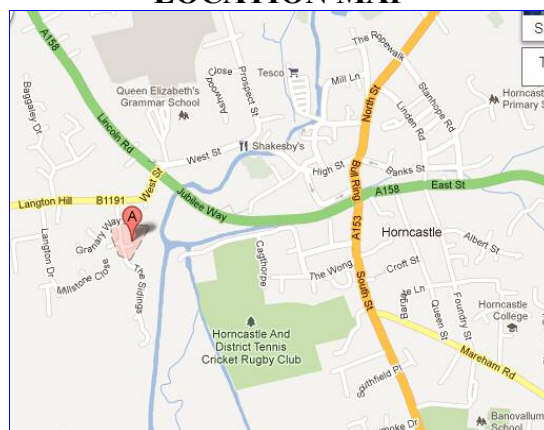
Email: horncastle@robert-bell.org

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These details were prepared on 25 January 2012.

External photographs updated 16 May 2012.


LOCATION MAP




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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 (CO₂) emissions.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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 (CO₂) emissions. The higher the rating the less impact it has on the environment.

DISCLAIMER

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