



**3 Lord Raglan Terrace**  
Foundry Street, Horncastle, Lincolnshire. LN9 6AB

**BELL**





## 3 Lord Raglan Terrace Horncastle

NO ONWARD CHAIN! 3 Lord Raglan Terrace is a two-bedroom, end of terrace property within convenient walking distance of Horncastle's services, amenities and schooling. With a dedicated parking space and additional visitor parking with paved garden space to the rear, the property will suit a range of potential purchasers.

Accommodation comprises a ground floor living room and kitchen, hallway with stairs leading up to two first floor bedrooms and the bathroom.

### ACCOMMODATION

**Entrance Hallway** with uPVC double glazed obscure entrance door, carpeted stairs with hand rail to first floor, carpeted floor and ceiling light.

**Living Room** with uPVC double glazed window to front aspect; carpeted floor, radiator, TV point, ceiling light and power points. Door to:

**Kitchen** having uPVC double glazed window to rear, obscure patio door to rear aspect; range of storage units to base and wall levels, sink and drainer to roll edge worktop with space and connections for under counter appliances and upright fridge-freezer, oven and four ring hob. Tiled floor, radiator, built in under stairs storage, ceiling light and power points.

### First Floor

**Landing** with uPVC double glazed window to rear aspect; carpeted floor, loft access hatch and ceiling light. Wood door to boiler cupboard housing wall mounted gas fired Worcester boiler. Doors to first floor accommodation.





**Bathroom** having uPVC double glazed obscure window to rear aspect; bath with shower over, wash hand basin to storage unit and low level WC. Wood effect flooring, tiles to walls, and radiator.

**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 front aspect; carpeted floor, radiator, ceiling light and power points.

## OUTSIDE

The property is located to the northern end of Foundry Street, on the site of the old Lord Raglan pub. Entered directly off the pavement, the property has a fenced rear garden, laid to low maintenance paving; with a gate through to the shared off-road parking space; contained by a brick wall.

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

**ENERGY PERFORMANCE RATING: tbc**

**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...

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**Hallway**  
7'8" x 3'9"  
2.35 x 1.16 m

**Approximate total area<sup>(1)</sup>**

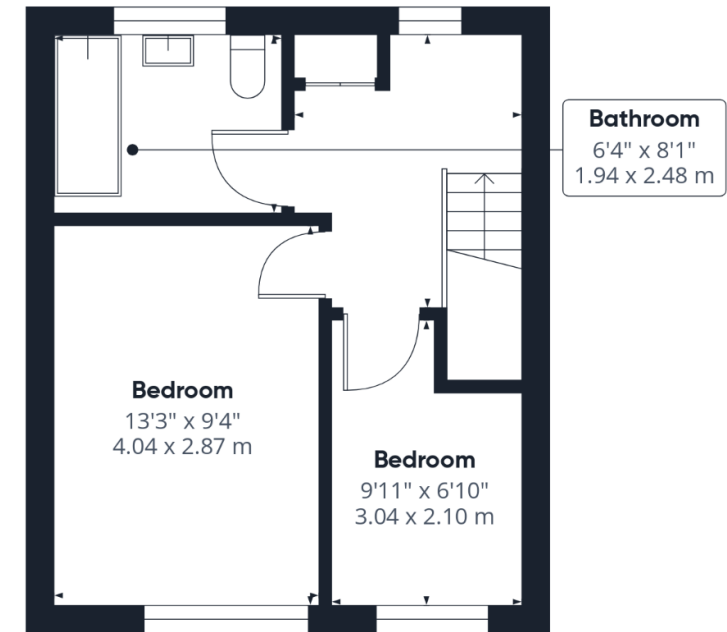
627 ft<sup>2</sup>

58.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



**Floor 1**



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