Grangelands, 14 Harrison Close

Horncastle, Lincolnshire. LN9 6PQ

BELL

14 Harrison Close
Horncastle

NO ONWARD CHAIN! 14 Harrison Close is a spacious, detached bungalow to a private, corner position with off-road parking, and a generous south-facing garden. Providing two large bedrooms, the property enjoys a dual-aspect lounge leading through to the kitchen, plus a family bathroom, and covered side space leading to the single garage. The property requires a scheme of updating.

The property is well-placed, with the close leading off Louth Road, to the North-East of the Georgian market town of Horncastle: home to a full range of services and amenities located halfway between the coast, and the county city of Lincoln (21 miles from each), with public transport links to both from the market place.

ACCOMMODATION

Hallway having uPVC double glazed obscure front entrance door with window alongside, carpeted floor, radiator, ceiling light and power point. Doors to bedrooms, bathroom and living room; (damaged) glazed door to kitchen.

Living Room having wide uPVC double glazed window to corner; stone style fireplace, carpeted floor, radiators, wall and ceiling lights and power points. Sliding wood door to:

Kitchen having uPVC double glazed windows to side and rear aspects; storage units to base level and full height, space and connections for cooker, under counter washing machine , fridge-freezer. Carpeted floor, radiator, floor standing Halstead boiler, ceiling light and power points. Wood glazed door to covered storage space.

Bathroom having uPVC double glazed obscure window to rear aspect; bath with shower attachment, pedestal wash hand basin and low level WC. Tiles to walls, carpeted floor, built in airing cupboard and ceiling light.

Bedroom with uPVC double glazed window to side aspect; carpeted floor, built in wardrobe storage space, radiator, ceiling light and power point.

Bedroom with uPVC double glazed windows to front and side aspects; carpeted floor, corner storage units, radiator, ceiling light and power point.

OUTSIDE

The property is approached up a concrete driveway, with ample parking for multiple vehicles and leading to the **Garage** with up and over door to front, uPVC double glazed window to rear and ceiling lights.

Sliding wood door to covered storage space, tiled, with double gates to front and wood obscure glazed door to rear.

The garden wraps around the side of the property; being lawned with mature flowers and trees throughout. Hedging and mixed fencing contain the boundaries.

East Lindsey District Council – Tax band: C

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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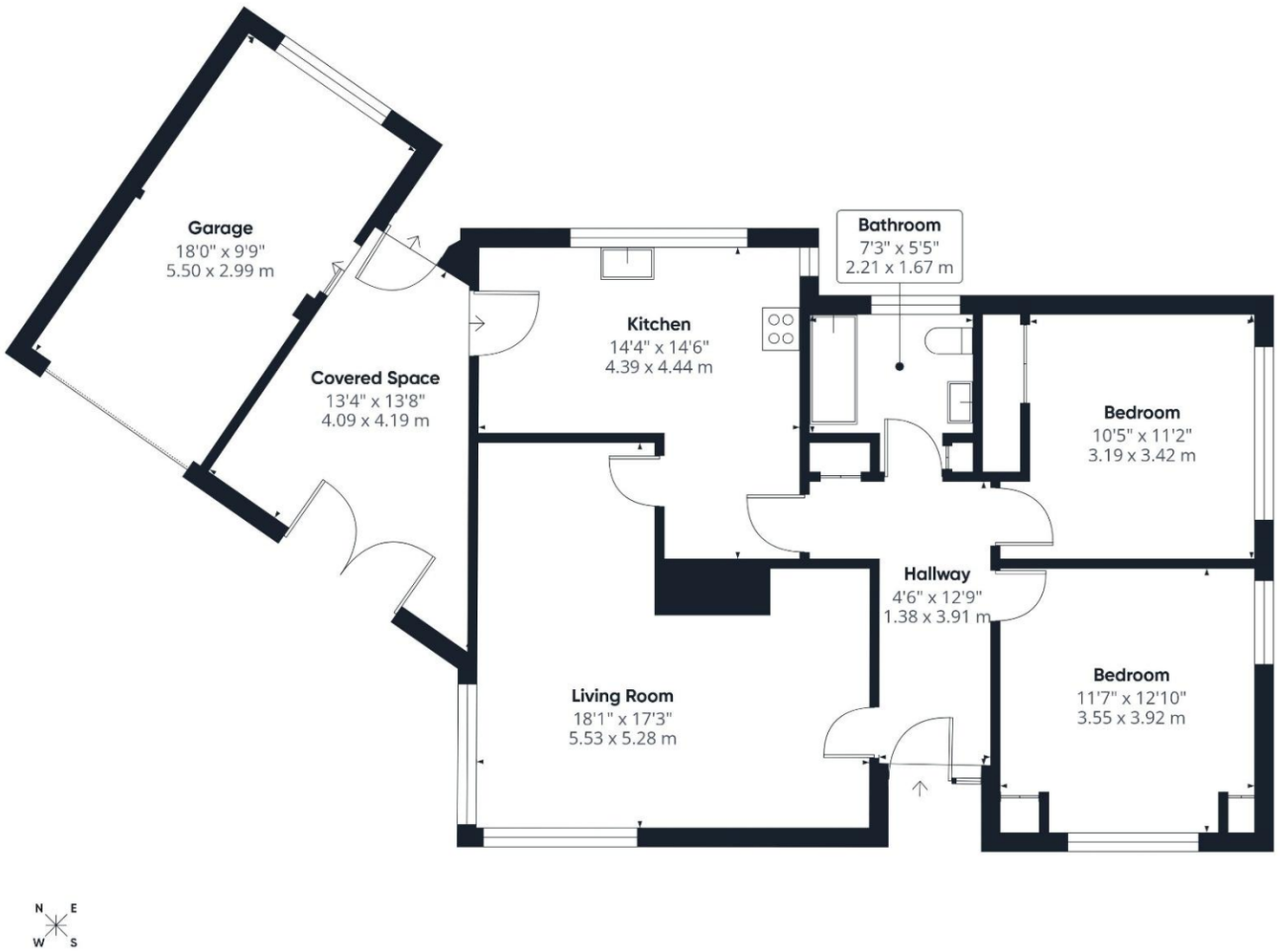

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Approximate total area[1]

1133 ft²

105.3 m²

(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.

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