



32 Accommodation Road Horncastle, Lincolnshire. LN9 5AS

BELL
ROBERT BELL & COMPANY

32 Accommodation Road is a two-bedroom detached bungalow, offering spacious living accommodation to an attractive plot (totalling approx. 0.17 acres, sts) plus generous garden and single detached garage.

Occupying a corner position, the property is set back from both Accommodation Road and Mark Avenue and enjoys southerly and easterly aspects to ensure direct sun light to the front throughout most of the day.

NO ONWARD CHAIN



32 Accommodation Road, Horncastle

ACCOMMODATION

Dining Kitchen having uPVC obscure double glazed door with uPVC double glazed full height window to front and window to side aspect; a good range of storage units to base and wall levels, sink and drainer inset to roll edge worktop with space and connections for upright fridge freezer, washing machine, electric cooker beneath extractor canopy. Carpeted floor, built in further storage space, electric heater, ceiling lights and power points. Part glazed door to:

Lounge having uPVC double glazed window to front aspect; brick fireplace with Dimplex fire inset, carpeted floor, electric heater, TV point, ceiling light and power points. Part glazed door to hallway and aluminium double glazed sliding doors to:

Conservatory having uPVC double glazed windows on dwarf brick wall to front, side and rear aspects; wood panelled ceiling, carpeted floor, ceiling light and power points.

Hallway with carpeted floor, ceiling light. Doors to further accommodation including;

Bedroom 1 with uPVC double glazed windows to side and rear aspects; carpeted floor, built in airing cupboard and further storage space, electric heater, ceiling light and power points.

Bedroom 2 with uPVC double glazed window to rear aspect; carpeted floor, electric heater, ceiling light and power points.

Bathroom having uPVC obscure double glazed window to side aspect; bath, pedestal wash hand basin and low level WC. Loft access hatch, electric heater, carpeted floor, wall tiles and ceiling light.

OUTSIDE

The property is approached via a concrete driveway, leading beneath car port cover and to the **Single Garage** with electric up and over door, light, power and personnel door to side.

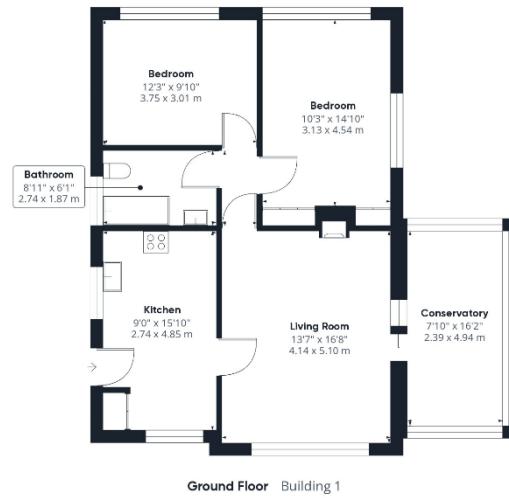
The garden wraps around the property, laid to lawn with gravel and hard standing spaces to the rear and beside the garage.

East Lindsey District Council – Tax band C

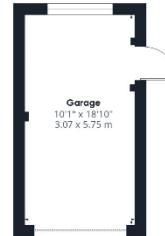
ENERGY PERFORMANCE RATING: tbc

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, Old Bank Chambers, Horncastle. LN9 5HY.
Tel: 01507 522222; Email: horncastle@robert-bell.org;
Website: <http://www.robert-bell.org> Brochure prepared 14.11.2023



Ground Floor Building 1



Approximate total area⁽¹⁾

1088.81 ft²
101.15 m²

Ground Floor Building 2



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