



47 Accommodation Road
Horncastle, LN9 5AP

BELL



47 Accommodation Road Horncastle

47 Accommodation Road is a spacious detached bungalow boasting three double bedrooms situated on the in this popular residential area in the Georgian market town of Horncastle. Conveniently located within walking distance of all services and amenities the town has to offer.

With good sized front and rear gardens, garage and parking, a 21ft lounge, 21ft dining kitchen into the sun lounge which opens onto the south facing rear garden with summerhouse and patio.

Horncastle also offers a range of primary and secondary education including the well-regarded Queen Elizabeth Grammar School, and is often referred to as 'The Gateway to The Lincolnshire Wolds' AONB.

ACCOMMODATION

Wide entrance hall uPVC double glazed entrance door and side screens, radiator, loft hatch and large airing cupboard enclosing the gas fired boiler.

Lounge Four uPVC double glazed windows to the front and side, 2 radiators, feature cast iron fireplace in a decorative surround, television point and a pair of inner glazed doors into the

Kitchen equipped with an extensive range of wall and base units with roll edged worksurface with splashback tiling and single drainer sink, 5 ring gas hob with hood over and inset electric double oven, space and plumbing for washing machine, 3 appliance spaces, inset ceiling spotlights, radiator, tiled floor, uPVC double glazed side and rear windows and a pair of inner glazed doors into the





Sun lounge uPVC double glazed construction on a brick base with polycarbonate roof and tiled floor, radiator and a pair of UPVC doors onto the rear garden.

Bedroom 1 uPVC double glazed front window and radiator.

Bedroom 2 uPVC double glazed side window and radiator.

Bedroom 3 uPVC double glazed rear window and radiator.

Wet Room equipped with a direct shower, safety floor and sluice, W/C., wash hand basin, tiled walls, chrome heated towel rail, extractor fan, inset ceiling spotlights, uPVC double glazed rear window.

Exterior

Having a gravelled front garden with inset shrubs and paved pathways, an in and out tarmac drive allows parking for 4 vehicles continuing via the pair of wooden side gates to the rear of the property and the rear set

Garage

With wooden double front and side doors and double-glazed side door and window.

The enclosed larger rear garden is mainly laid to lawn with rockery and borders, paved seating areas, a timber **Summerhouse** and a **Greenhouse**.

East Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING; D

SERVICES: Mains water, electric, gas and drainage. Central heating is via a gas fired boiler in the hall to radiators. 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 11.4.2025



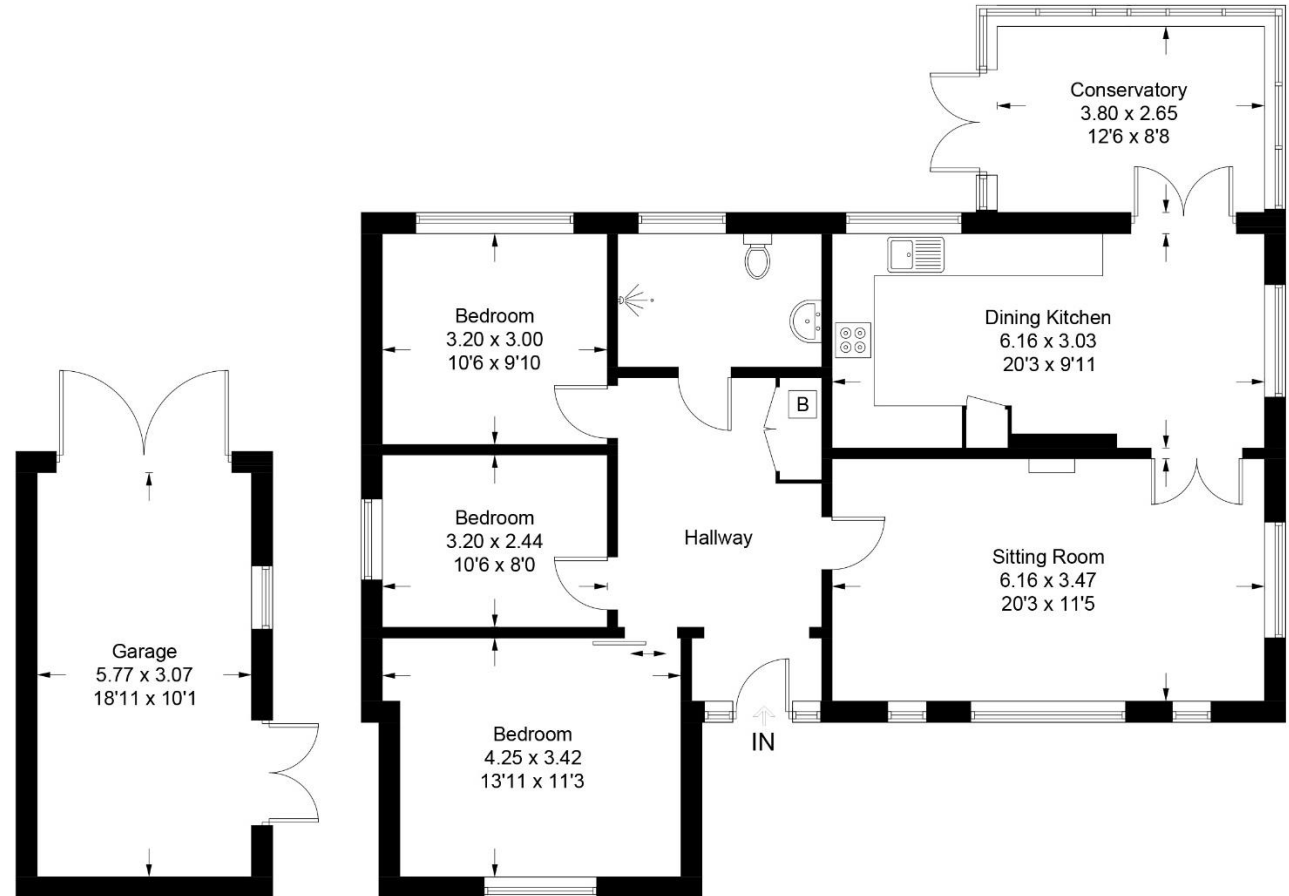


47 Accommodation Road

Approximate Gross Internal Area = 105.0 sq m / 1130 sq ft

Garage = 18.1 sq m / 195 sq ft

Total = 123.1 sq m / 1325 sq ft



(Not Shown In Actual
Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



Old Bank Chambers, Horncastle. LN9 5HY
Tel: 01507 522222
Email: horncastle@robert-bell.org

www.robert-bell.org

