



42 Accommodation Road
Horncastle, Lincolnshire. LN9 5AS





42 Accommodation Road, Horncastle

42 Accommodation Road is a three-bedroom bungalow set in a popular residential location of Horncastle. Providing accommodation extended and modified over time to now comprise: living room, dining kitchen, three bedrooms, family bathroom, shower room plus studio / garden room in the former garage. With lawned gardens to front and rear, driveway parking and further yard space behind double vehicles gates, this well appointed bungalow occupies a 0.13 acre (sts) plot and is within walking distance for most of the full range of services and amenities this Georgian market town provides.

ACCOMMODATION

Hallway having composite obscure double glazed door with uPVC double glazed obscure panel to side, wood flooring, loft access hatch, radiator, ceiling light and power points. Doors to accommodation including:

Living Room having uPVC double glazed windows to front and side aspects; fireplace with wood surround, storage space with louvre doors and open storage space, wood flooring, radiator, TV point, ceiling light and power points.

Dining Kitchen having uPVC double glazed window to rear aspect; a good range of storage units to base and wall levels, 1 1/2 bowl composite sink and drainer inset to square edge wood worktop with space and connections for under counter washing machine, dishwasher, upright fridge freezer, glass topped electric oven beneath extractor canopy. Tile effect flooring, radiator, ceiling and wall lights with spot lights over kitchen area and power points. Part glazed door to:

Side Lobby with uPVC obscure double glazed door to rear garden, tiled floor and ceiling light. Doors to shower room and to:





Bedroom 1 with uPVC double glazed window to front aspect; carpeted floor, radiator, loft access hatch, light and power points.

Shower Room having uPVC obscure double glazed window to side aspect; corner shower cubicle with board surround, wash hand basin inset to storage unit and low level WC. Tiled floor, heated towel rail, shaver socket and ceiling light.

Family Bathroom having uPVC obscure double glazed window to rear aspect; P shaped bath with shower over, wash hand basin inset to storage unit and low level WC. Vinyl flooring, built in storage space, heated towel rail, tiles to walls and ceiling light.

Bedroom 2 having uPVC double glazed window to front aspect; built in wardrobe space with full height mirror doors, wood flooring, radiator, light and power points.

Bedroom 3 with uPVC double glazed window to rear aspect; wood flooring, radiator, TV point, light and power points.

OUTSIDE

The front is approached from Accommodation Road via a tarmac driveway with gravel space and mature evergreen trees flanking; double vehicle gates containing further driveway space to the side. The front garden is laid to lawn with established borders, fencing and hedging to the sides and low level wall to the front. A paved path leads from the driveway to the front door.

Behind the vehicle gates stands a paved driveway parking and outside yard space, with wood panel fencing containing, and a garden store to the rear. Off the driveway continues a path to the rear garden, laid to lawn with established flowerbed to corner and timber decked seating area. The former garage has been converted to provide an outside **Garden Room/Studio** with UPVC double glazed French doors to front and side, carpeted floor, light to ceiling, TV point and multiple power points.

East Lindsey District Council – Tax band: B

ENERGY PERFORMANCE RATING: C

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,



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