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AWARDS

2023

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20 Accommodation Road

Horncastle, Lincolnshire. LN9 5AS

BELL  
ROBERT BELL & COMPANY





## 20 Accommodation Road, Horncastle

A three bedroom semi-detached property, south facing with a generous rear garden and spacious internal accommodation including kitchen open to dining room and separate front living room.

The property occupies an attractive position on a popular residential street in Horncastle within walking distance of the full range of services and amenities plus schooling and public transport links on offer.

### ACCOMMODATION

**Kitchen** having uPVC obscure double glazed side entrance door, uPVC double glazed windows to side and rear aspects; a good range of storage units to base and wall levels, aluminium sink and drainer inset to roll edge worktop with space and connections for cooker beneath extractor canopy, under counter fridge, washing machine, freezer. Slate effect flooring, radiator, ceiling light and power points. Open arch to:

**Dining Room** having uPVC double glazed window to side aspect; staircase up to first floor with built in under stairs storage space, wall mounted gas fire with back boiler, radiator, carpeted floor, TV point, ceiling light and power points. Door to:

**Living Room** having uPVC double glazed door and window to front aspect; exposed brick fireplace with wood alcove shelving, tiles to hearth, carpeted floor, radiator, TV and telephone point, ceiling light and power points.





## First Floor

**Landing** with carpeted floor, radiator, loft access hatch, ceiling lights and power points. Doors to first floor accommodation.

**Bedroom** with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

**Bedroom** with uPVC double glazed window to side aspect; carpeted floor, built in over stairs storage space, radiator, ceiling light and power points.

**Shower Room** having uPVC obscure double glazed window to side aspect; low threshold walk in shower cubicle with tiled surround, regular and monsoon head over, pedestal wash hand basin and low level WC. Tile effect flooring, built in airing cupboard. wall mounted heated towel rail, ceiling light and extractor fan.

**Bedroom** with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.

## OUTSIDE

The front garden is laid to lawn with a concrete pathway leading from the path to the front and side doors.

The rear garden is laid to lawn, extending out to the back of the property and down to the side profile of Hazel Drive. With hedged boundaries to the sides; there is hard standing to the front and rear with timber framed garden sheds and a greenhouse to the rear.



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

**ENERGY PERFORMANCE RATING: D**

**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  
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