

8, Stourton Place

Horncastle, Lincolnshire, LN9 5AZ

BELL







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NO ONWARD CHAIN! 8 Stourton Place is a two-bedroom mid-terrace home, with a long rear garden, to a no-through road location. Nestled in the heart of this well-serviced Georgian market town, with a range of shopping, schools and public transport within walking distance for most, the property faces South to the rear.

Accommodation comprises entrance hallway, living room, kitchen, bathroom to the ground floor, with two bedrooms above.

ACCOMMODATION

Lounge
With uPVC double glazed window and door to front, light to ceiling. Carpet, radiator, multiple power points.

Dining Kitchen
With wood effect double glazed French doors and full height windows to rear, lights to ceiling. Sink and drainer to roll edge wood effect worktop, storage units to base and wall levels. Lamona oven, four ring hob, space and connections for upright fridge-freezer and under counter washing machine. Tiled flooring, multiple power points.



Bathroom
With skylight to rear, light to ceiling. Hand wash basin to storage unit, low level wc, p shaped bath with shower over, heated towel rail, tiled flooring.

Bedroom 1
With uPVC double glazed window to front, light to ceiling, multiple power points, radiator.

Bedroom 2
With uPVC double glazed window to rear, light to ceiling. Radiator, multiple power points, storage cupboard housing wall mounted gas fired boiler.

Outside
The property is located to the no-through road of Stourton Place, with (unallocated) space in front of the property. A shared path offers external access to the garden, with an initial paved patio leading off the dining kitchen and long, narrow lawned garden with mature shrubs and trees continuing southward.









COUNCIL TAX: – Tax band: A

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 Sales office Old Bank Chambers, Bull Ring, Horncastle LN9 5HY

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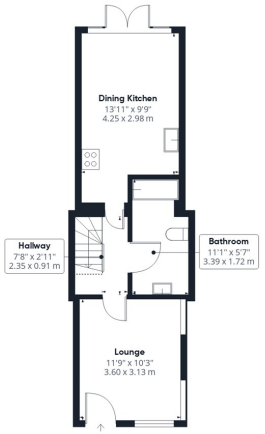
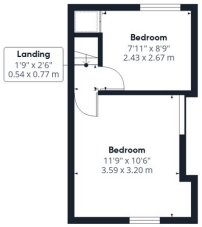


Ground Floor





Floor 1

Approximate total area(1)
593 ft²
55.2 m²

Reduced headroom
7 ft²
0.7 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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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