



'And Finally', Albert Street
Horncastle, LN9 6AJ

BELL



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NO ONWARD CHAIN! And Finally is an individually designed property in a unique setting, tucked away towards the end of Albert Street in the Georgian market town of Horncastle. The property has well proportioned rooms and excellent detailing including external stone window sills and internal stone sills to the kitchen and bathroom with under floor heating throughout the ground floor.

The internal accommodation comprises hallway, sitting room, dining family room, kitchen, utility room and cloakroom to the ground floor with three bedrooms and family bathroom to the first floor. Externally the property benefits from ample off road parking and attractive paved courtyard style rear garden and includes two sheds (to the side and rear).

Horncastle is well serviced with an excellent range of shopping, leisure, social and educational facilities and a regular bus service to the county capital of Lincoln and the coastal resort of Skegness; plus a new route linking the town to the inland resort of Woodhall Spa.

*** PLEASE NOTE - All photographs taken 2018



Sitting Room
5.33 x 3.22 (17'6" x 10'7")

Dining / Family Room
5.33 x 3.25 (17'6" x 10'8")

Kitchen
3.32 x 3.14 (10'11" x 10'4")

Utility
2.13 x 1.65 (6'12" x 5'5")

Cloakroom
1.65 x 0.91 (5'5" x 2'12")

Bedroom One
5.35 x 3.22 (17'7" x 10'7")

Bedroom Two
3.40 x 3.32 (11'2" x 10'11")

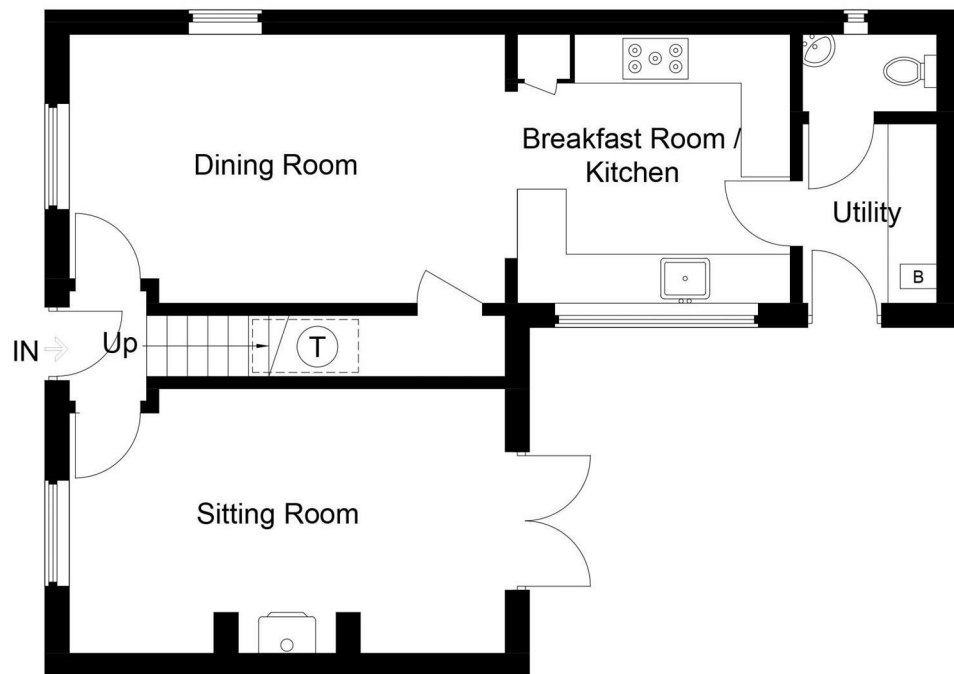
Bedroom Three
3.22 x 2.92 (10'7" x 9'7")

Bathroom
2.31 x 2.28 (7'7" x 7'6")

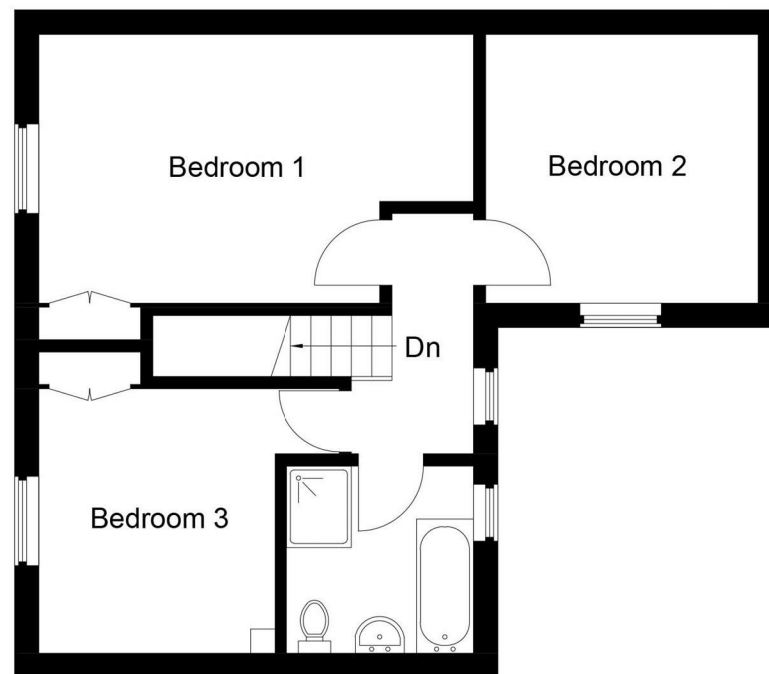


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor

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.

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COUNCIL TAX: – Tax band: C

ENERGY PERFORMANCE RATING: B

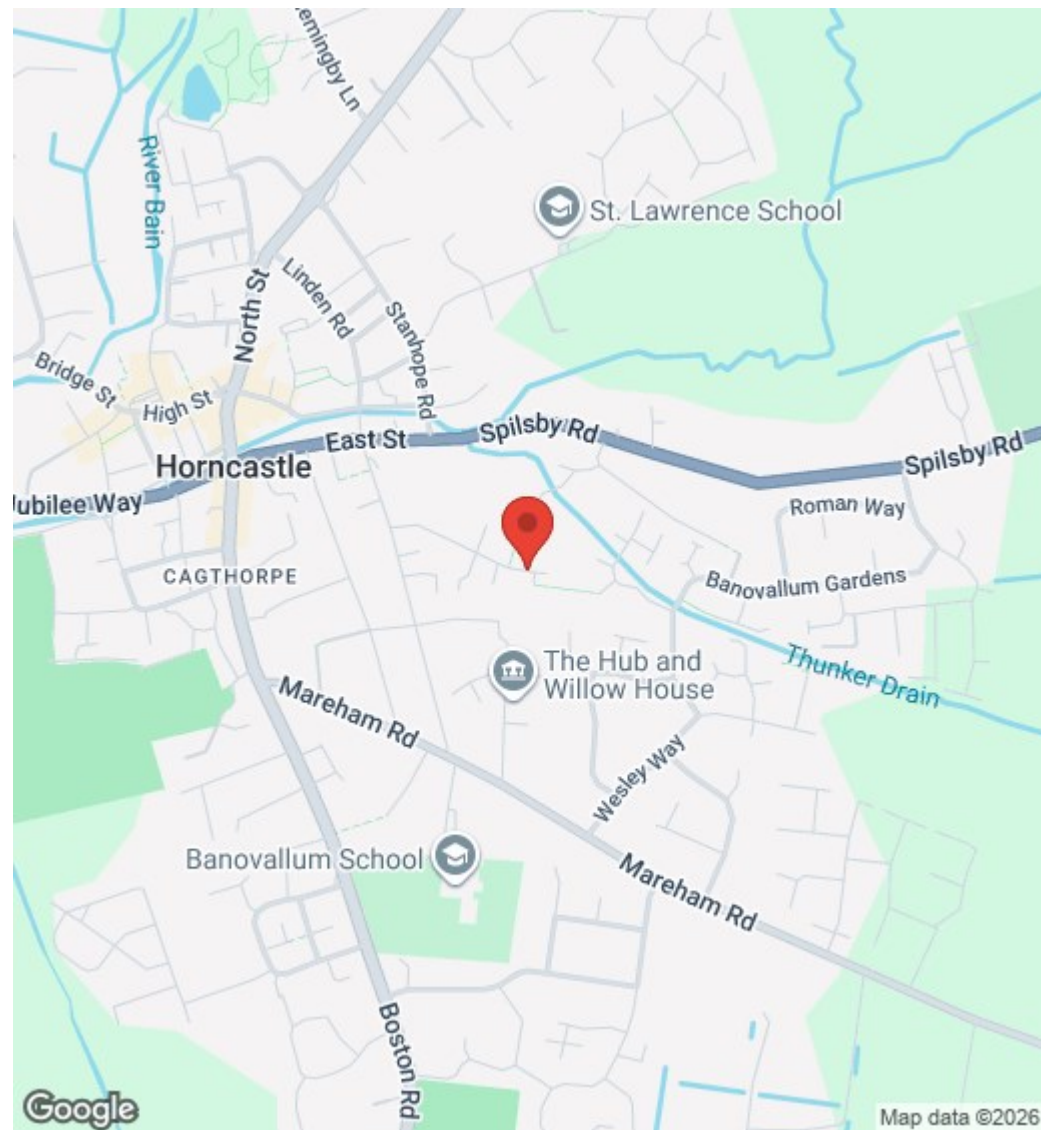
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Sales office
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