

4, Steadman Court

Horncastle, LN9 6DL

BELL







NO ONWARD CHAIN! 4 Steadman Court is a well-presented, two-bedroom house providing modern, town-centre living off Horncastle's ever-popular Queen Street within the town's Conservation Area.

Accommodation comprises a generous living room on entrance, stepping through to kitchen with utility and cloakroom; two front-facing bedrooms and family bathroom above. Externally, the property enjoys a low-maintenance South and West facing front garden and has one dedicated space (large enough for two cars) in Steadman Court's private parking area.

Within walking distance for most are this Georgian market town's range of services, amenities and schooling including the well-respected Queen Elizabeth's Grammar. The town is located halfway between the East Coast and city of Lincoln - public transport regularly running from the centre of Horncastle to both - while the inland resort of Woodhall Spa and adjacent villages of Tattershall and Coningsby offer further leisure and other amenities.

ACCOMMODATION

Lounge
Entered to the front through wood door with window over. Double glazed wood sash window to front, lights to ceiling. Multiple power points, carpet, radiator. Wood door to storage space beneath carpeted stairs, door to kitchen.

Kitchen
Having double glazed wood sash window to front, spot lights to ceiling. Units to base and wall levels, sink and drainer to roll edge wood effect worktop. Lamona oven and induction hob beneath extractor canopy. Multiple power points, radiator, wall mounted, gas fired Worcester boiler. Wood door to utility.

Utility
With storage units to walls, roll edge wood effect counter with space and connections beneath for washing machine. Multiple power points, radiator, tiled flooring. Wood door to cloakroom.



Cloakroom
With spot lights to ceiling, low level wc, hand wash basin to corner storage unit. Tiled flooring.

Bedroom 1
Having wood double glazed sash window to front, lights to ceiling. Carpet, radiator, multiple power points. Wood door to storage space.

Bedroom 2
With wood double glazed sash window to front, lights to ceiling. Carpet, radiator, multiple power points.

Bathroom
With skylight to rear, lights to ceiling. Low level wc; hand wash basin to storage unit. Heated towel rail, p-shaped panel bath with shower over to tiled surround. Tiled flooring and to half height to walls.

Outside
The property enjoys a low maintenance, gravelled, front garden space with paved path leading to the front door, contained by low-level boundary walls. A paved approach from East Street continues down through a secured gate to Steadman Court's dedicated parking 'yard', with the property having one dedicated space (large enough for two cars). The parking area is accessed off Queen Street.







COUNCIL TAX: – Tax band: B

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 Old Bank Chambers, Bull Ring, Horncastle LN9 5HY

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