



**I, Stonewell Row**  
Horncastle,, Lincolnshire,, LN9 5DD

**BELL**



## I, Stonewell Row

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**NO ONWARD CHAIN!** A two bedroom, terrace-end property located within easy walking distance for most of the centre of the historic market town of Horncastle. The property benefits from a South-facing rear aspect and an enclosed garden.

The internal accommodation comprises: hallway, W/C, kitchen and living/dining room to the ground floor with two bedrooms and bathroom to the first.

### ACCOMMODATION

#### Kitchen

Entered through uPVC double glazed door, with window to front. Light to ceiling, storage units to base and wall levels. Sinks and drainer to roll edge worktop, cooker, space and connections for fridge-freezer. Radiator, tile effect flooring.

#### Living Room

Having uPVC double glazed window to southerly (rear) aspect, light to ceiling. Electric fire with stone stand and wood surround, radiator, carpet. Wood door to under stairs storage space.



### **Cloakroom**

Having uPVC double glazed obscured window to rear, light to ceiling. Low level wc, hand wash basin, wall mounted gas fired Worcester boiler. Tile effect flooring.

### **Bedroom 2**

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

### **Bedroom 1**

Having uPVC double glazed window to rear, light to ceiling. Carpet, radiator, door to storage space, multiple power points.

### **Bathroom**

With uPVC double glazed obscure window to rear, light to ceiling. Low level wc, pedestal sink, bath with shower over and tiled surround. Radiator, carpet, wood door to over stairs storage space.

### **Outside**

The property is located to the corner of Stonewell Row, entered from the pavement. To the rear is a paved garden with hedged boundaries and gate down to the rear. The property benefits from a right of access to a shared yard space, leading to a coal store and outside W/C.







| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 | 58      | 87                         |
| (81-91) B                                   |         |                            |
| (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<br>2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                            |
|-----------------------------------------------------------------|---------|----------------------------|
|                                                                 | Current | Potential                  |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                            |
| England & Wales                                                 |         | EU Directive<br>2002/91/EC |



**COUNCIL TAX:** – 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 Sales office  
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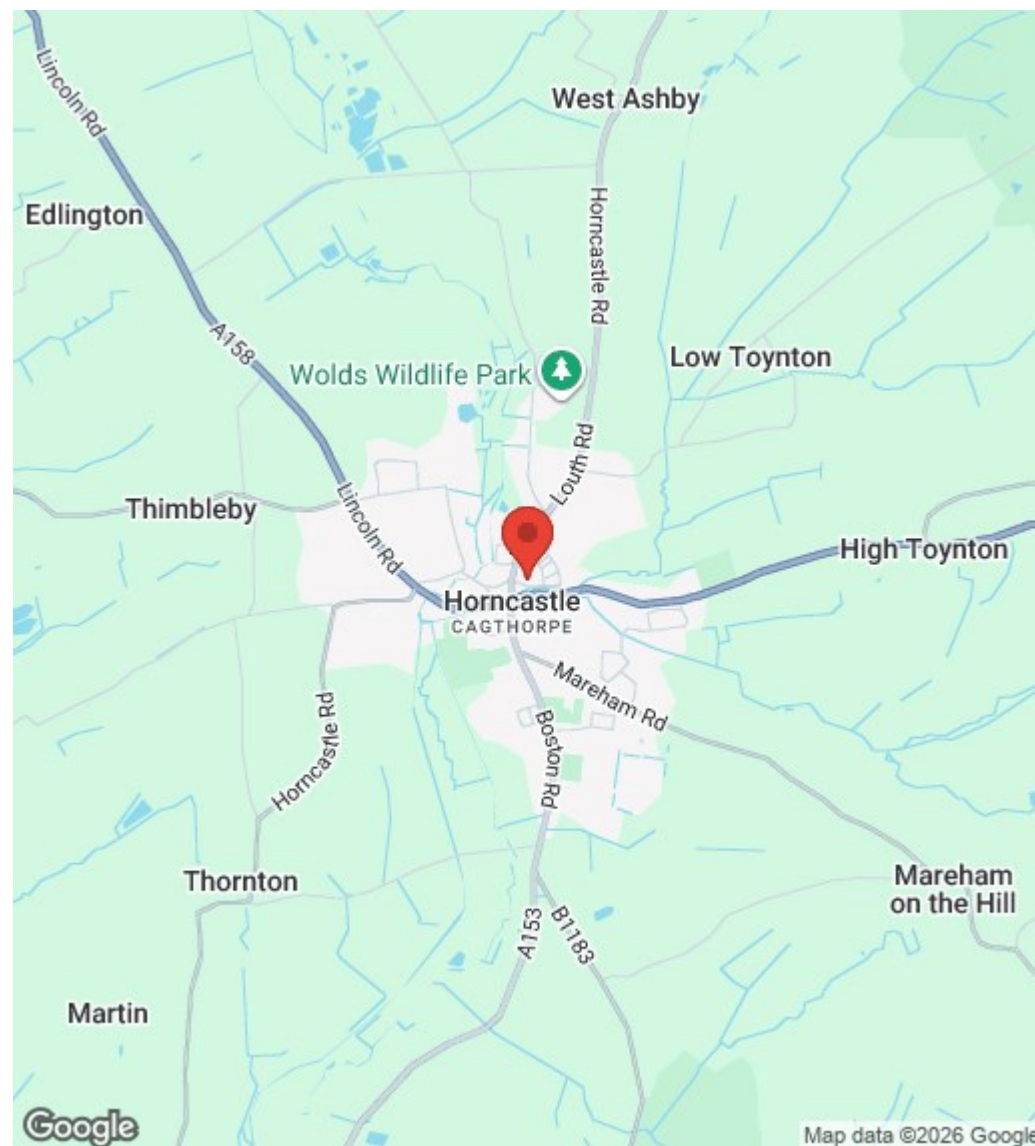
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**Brochure prepared:** 24th September 2026

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