



## Accommodation Road, Horncastle, , LN9 5AP

- THREE DOUBLE bedrooms (including downstairs master), TWO bathrooms (including downstairs and a SHOWER room), detached DORMER style HOUSE with NO 'upward CHAIN'
- CORNER PLOT including side GARDENS, paved PATIO, TWO sheds (with light and power) and an aluminium GREENHOUSE, POPULAR location on edge WELL SERVICED market town
- Dual aspect LOUNGE with window to the front and two to the side garden, two ceiling lights, mains gas fire and we have been advised parquet flooring under the carpet
- UTILITY CONSERVATORY having light, central heating, power and plumbing
- THREE DOUBLE BEDROOMS including downstairs, double wardrobe recess and eaves storage
- 280 sq ft detached GARAGE WORKSHOP including pedestrian door, and EXTENSIVE PARKING for several vehicles including CARAVAN
- UPVC double glazing including external doors, PVC fascias, Mains GAS CENTRAL HEATING with annually serviced boiler
- Fitted KITCHEN including slot in electric cooker with double oven and ceramic hob, built in full height double cupboard and WALK-IN shelved PANTRY having side window
- Downstairs BATHROOM with separate SHOWER over the bath, Upstairs SHOWER ROOM
- FOR SALE VIA TRADITIONAL AUCTION \* GUIDE PRICE £130,000\* BIDDING OPEN\* FEES APPLY \* Please go to [hunters.com/auctions](https://www.hunters.com/auctions) to register, log in and bid

**By Auction £130,000**





# Accommodation Road, Horncastle, , LN9 5AP

## DESCRIPTION

\*FOR SALE VIA TRADITIONAL AUCTION \* GUIDE PRICE £130,000\*  
BIDDING CLOSES 16 JULY AT 3PM \* FEES APPLY \*

Please go to [hunters.com/auctions](https://www.hunters.com/auctions) to register, log in and bid

This is a three double bedroom (including downstairs master), two bathrooms (including downstairs and a shower room), detached dormer style house with a 280 sq ft detached garage workshop including pedestrian door, and extensive parking for several vehicles including caravan, on a corner plot, including side gardens, paved patio, two sheds (with light and power) and an aluminium greenhouse, all in a popular location on the edge of well serviced historic market town, and there is NO 'upward CHAIN'.

It also benefits from UPVC double glazing including external doors, PVC fascias, mains gas central heating with annually serviced boiler.

The property consists of entrance lobby with ceiling light, hall (with built in cupboard, under stairs cloaks area and we have been advised its hard wood mahogany flooring under the carpet), dual aspect lounge (with window to the front and two to the side garden, two ceiling lights, mains gas fire and we have been advised parquet flooring under the carpet), fitted kitchen (including slot in electric cooker with double oven and ceramic hob, built in full height double cupboard) and walk-in shelved pantry having side window, utility conservatory with washing machine, freezer and microwave (having light, central heating, power and plumbing), downstairs master bedroom and bathroom with separate shower over the bath (also having three walls fully tiled, shower rail and curtain over the bath).

Upstairs is the landing, shower room (with fully tiled corner shower cubicle and remainder of walls tiled to half height), second and third double bedrooms, one with double wardrobe recess and the other with eaves storage to either side. And a walk in boarded loft.

The majority of contents as seen are included









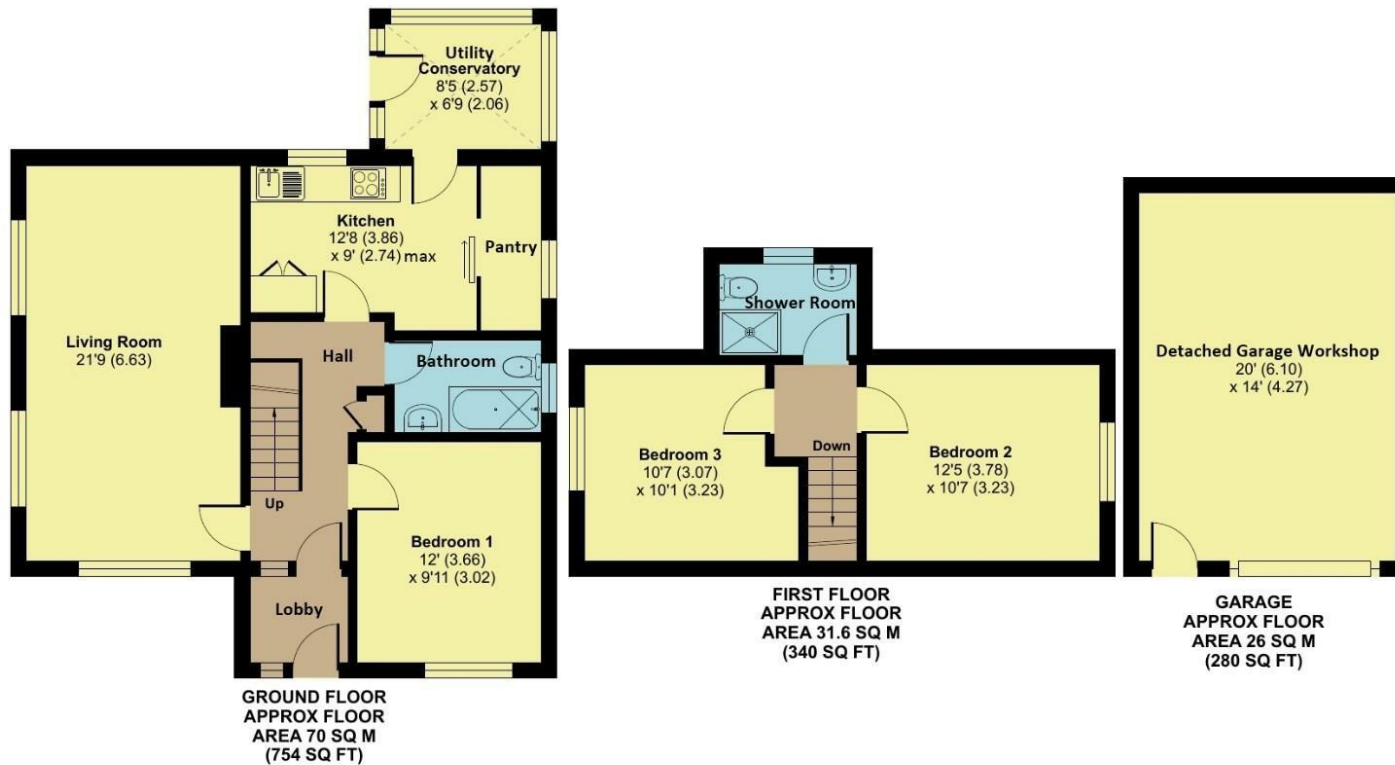
## Accommodation Road, Horncastle, LN9

Approximate Area = 1094 sq ft / 101.6 sq m

Garage = 280 sq ft / 26 sq m

Total = 1374 sq ft / 127.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Hunters Property Group. REF: 1182891

### Viewings

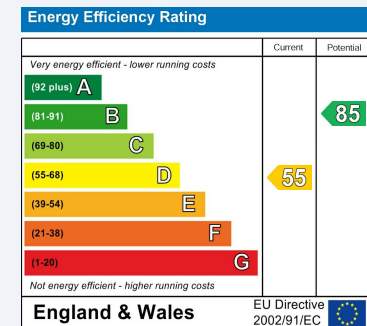
Please contact [horncastle@hunters.com](mailto:horncastle@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



10 East Street, Horncastle, LN9 6AZ  
Tel: 01507 524910 Email: [horncastle@hunters.com](mailto:horncastle@hunters.com) <https://www.hunters.com>

