



## Spilsby Road, Horncastle, , LN9 6NJ

- SUPERB TWO DOUBLE bedroom (with built in furniture and dressing room), SHOWER ROOM and EN-SUITE property
- OPEN PLAN dual aspect lounge diner, FRENCH doors to garden
- MODERN SHOWER ROOM with frameless walk-in shower, EN-SUITE w.c. (former shower room that can be easily reinstated)
- SECOND DOUBLE bedroom with BUILT IN double wardrobes
- Block paved off road PARKING approx. 31 ft 9 in/9.68m long

- NO 'upward CHAIN' and VERY WELL presented
- MODERN SOFT CLOSURE fitted KITCHEN including APPLIANCES
- MASTER bedroom: En-SUITE and DRESSING rooms
- UPVC double glazed, CENTRAL HEATING, Worcester REPLACED BOILER
- Edge well serviced TOWN, 35 ft x 20 ft 'Wessex' park home

**Guide Price £125,000**





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## DESCRIPTION

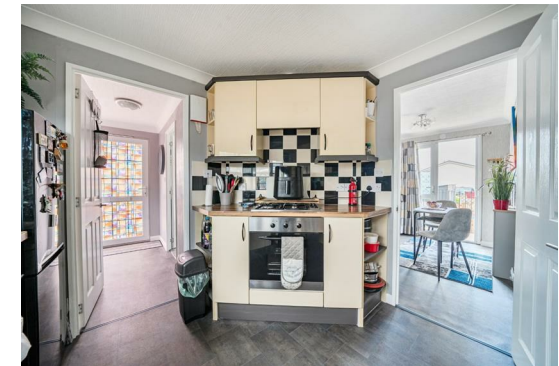
This is a superb, well presented, two double bedroom, shower room and en-suite, quality modern soft closure fitted kitchen (including appliances) detached property with block paved off road parking approx. 31 ft 9in/9.68m long and a west to south west facing delightful rear garden with patio and seating areas, on the edge of the well serviced historic market town of Horncastle and there is NO 'upward CHAIN'.

It also benefits from gas central heating with new December 2020 Worcester combination boiler serviced and having a very convenient portable LCD control, UPVC double glazing incl French and external doors with the added bonus of windows having retractable fly screens, UPVC soffits and fascias, external lighting and power, new flooring, and new 2023 roof.

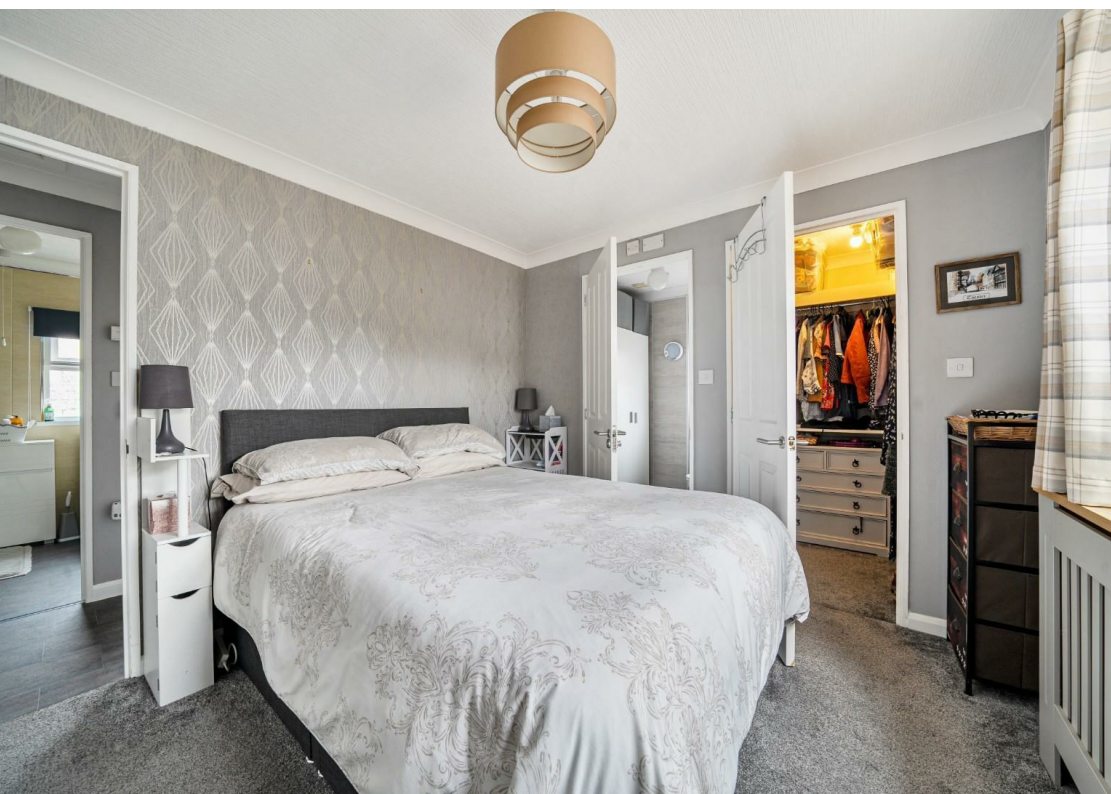
The property consists of entrance hall (with built in double cupboard), dual aspect open plan lounge diner (incl French doors to the rear patio and garden), modern soft closure fitted kitchen (with built in appliances), inner hall, shower room (with frameless walk-in shower having both monsoon and flexible shower heads), master bedroom with en-suite w.c. (former shower room that can be easily reinstated) and dressing rooms, and the second double bedroom with a suite of built in furniture incl two double wardrobes.

Outside there is the block paved off road parking approx. 31 ft 9in/9.68m long, all around gardens including the west to south west facing delightful rear garden with patio and seating areas as well as a double fronted shed and further grassed area housing the rotary close dryer.

This bespoke Wessex 35 ft x 20 ft park home is in Greenacres Park which is a development for the over 45's that allows pets subject to approval (except dogs) on the edge of the historic market town of Horncastle whose amenities include supermarkets, doctors, dentists, main Post Office, swimming baths, fitness centre, bowling green etc and Horncastle golf course and the Ashby Park fishing lakes are approx. 2.5 miles away









# Greenacres Park, Spilsby Road, Horncastle, LN9

Approximate Area = 664 sq ft / 61.7 sq m

For identification only - Not to scale



**GROUND FLOOR**  
**APPROX FLOOR**  
**AREA 61.7 SQ M**  
**(664 SQ FT)**

 **Certified Property Measurer**  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hunters Property Group. REF: 712012

## 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.



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