



Mareham Road, High Hameringham, Horncastle, LN9 6PE

- VERY SPACIOUS 1,572 sq ft & VERY WELL presented detached BUNGALOW, designed as 4 bedroom but changed into 3 bedrooms. also having 3 receptions PLUS STUDY
- In a BEAUTIFUL semi-rural LOCATION with COUNTRYSIDE VIEWS and EACH ROOM with garden views
- EXTENSIVE secure PARKING for 10 cars incl for CARAVAN if required and detached DOUBLE GARAGE (having 2 up & over doors, light, power & pedestrian side door)
- Dual aspect large LOUNGE incl bow window, 2 ceiling lights, FEATURE fireplace with exposed brickwork & inset WOOD BURNER, 2nd RECEPTION, STUDY & Brick/UPV CONSERVATORY
- VERY GENEROUS 0.4 ACRE (sts) 'DOUBLE WIDTH' PRIVATE Delightful mature well stocked garden surrounding property
- LANDSCAPED around GARDENS include paved patios, several seating areas, pergolas, aluminium greenhouse & shed
- RECENT WORKS INCLUDE: NEW 2025 Worcester oil-fired Boiler, NEW 2023 WOOD BURNER, replacement of many UPVC Double Glazed windows & all PVC soffits & fascias
- Fitted KITCHEN BREAKFAST incl full height double fronted pantry unit, Rangemaster Range cooker & separate UTILITY room & 2nd toilet



Guide Price £465,000

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DESCRIPTION

Very spacious 1,572 sq ft & very well presented detached bungalow designed as 4 bedroom, but changed into 3 bedrooms, with 3 receptions plus a study. On a very generous 0.4 acre 'double width' private & landscaped plot (sts) in a beautiful semi-rural location with countryside views & each room having garden views, in a very desirable hamlet set in the Lincolnshire rolling countryside.

There is extensive secure parking for 10 cars incl for caravan if required, detached double garage (having 2 up & over doors, light, power & pedestrian side door). The delightful mature, well-stocked wrap around gardens are landscaped incl paved patios, several seating areas, pergolas, aluminium greenhouse & shed.

Recent works include: new 2025 Worcester oil-fired boiler, new wood burner, PVC & soffits & many UPVC double glazed windows replaced.

The property consists of a very spacious hall (incl built in linen cupboard & walk in pantry/boiler room with window, light & shelving), dual aspect large lounge (incl bow window, 2 ceiling lights, feature fireplace with exposed brickwork & inset wood burner), 2nd reception with bow window, study, conservatory (UPVC double glazed with light, power & French doors), fitted kitchen breakfast room with full height double fronted pantry unit, Rangemaster Classic 90 range cooker having double oven, separate grill, ceramic hob & LCD display & space for American fridge freezer, separate utility area (space/plumbing for washing machine), hand basin in vanity unit with soft close double cupboard under).

The bathroom has an offset bath, having mixer taps with wall mounted shower extension & curved glass shower screen over the bath, pedestal hand basin, toilet, W.C. & second W.C.

3 double bedrooms (master having bank of built-in wardrobes).

All UPVC double glazed windows/doors.





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Approximate Area = 1543 sq ft / 143.3 sq m

Garage = 344 sq ft / 31.9 sq m

Outbuilding = 137 sq ft / 12.7 sq m

Total = 2024 sq ft / 187.9 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). © nitchcom 2026. Produced for Hunters Property Group. REF: 1446567

Viewings

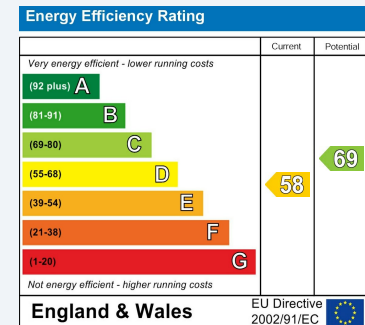
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

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