



Main Road, Haltham, Horncastle, LN9 6JQ

- BEAUTIFUL, WELL presented and maintained, detached non-estate HOUSE on a CORNER PLOT in DESIRABLE village LOCATION with nearby COUNTRY WALKS
- Detached DOUBLE GARAGE (including light, power, storage space in roof void and rear window), TRIPLE width DRIVE AND SECURE hard standing for CARAVAN/boat if required
- REPLACED UPVC double GLAZING including FRENCH doors, COMPOSITE front and rear doors
- Dual aspect DINING ROOM open plan to fitted KITCHEN including display and pelmet lighting, range of NEFF built in appliances: electric fan assisted double oven, 5 ring gas hob, fridge
- THREE GENEROUS bedrooms, TWO bath/shower rooms (and a W.C.), TWO receptions (dual/triple aspect)
- SECLUDED front and SOUTH FACING PRIVATE rear GARDENS incl lawn, established borders, vegetable beds, generous gravelled area (for EVEN MORE parking if required), paved patio etc
- Triple aspect LOUNGE including feature exposed brick fireplace with quarry tiled hearth and inset WOOD/multifuel BURNER, ceiling & 2 wall lights, FRENCH doors to patio/ rear garden
- Dual aspect SPACIOUS UTILITY ROOM with range of base and wall units, pantry unit, sink, space/plumbing for FOUR appliances including full height

Guide Price £365,000



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DESCRIPTION

This is a beautiful, well presented and maintained, three generous bedrooms, two bath/shower rooms (and a W.C.), two receptions, detached non-estate house on a corner plot with extraordinary parking including secure and for caravan/boat if required, detached double garage, established secluded front and south facing private rear gardens, in a desirable village cul-de-sac location, with nearby country walks and only 4.3 miles away from both the well serviced historic market town centre of Horncastle and tree lined Woodhall Spa, home of the National Golf Centre.

Outside is the detached double garage (including light, power, storage space in roof void and rear window), triple width drive AND secure hard standing for caravan/boat if required, secluded front and south facing private rear gardens including lawn, established borders, vegetable beds, generous gravelled area (for EVEN MORE parking if required), paved patio, greenhouse, shed, and paved path all around the property including gated access to both sides.

It also benefits from replaced UPVC double glazing including French doors, composite front and rear doors, low maintenance corbelled brickwork in lieu of soffits and fascias, external lighting & water supplies.

The property consists of entrance lobby (with light and power), spacious entrance hall, triple aspect lounge (including feature exposed brick fireplace with quarry tiled hearth and inset wood/multifuel burner, ceiling and 2 wall lights, French doors to patio/ rear garden), dual aspect dining room open plan to the fitted kitchen (including display and pelmet lighting, and range of Neff built in appliances: electric fan assisted double oven, 5 ring gas hob and fridge), dual aspect spacious utility room (with range of base and wall units, pantry unit, sink, and space/plumbing for four appliances including full height), fully tiled W.C.

Upstairs is the galleried landing with built in cupboard, dual aspect bathroom, en-suite and three generous bedrooms.

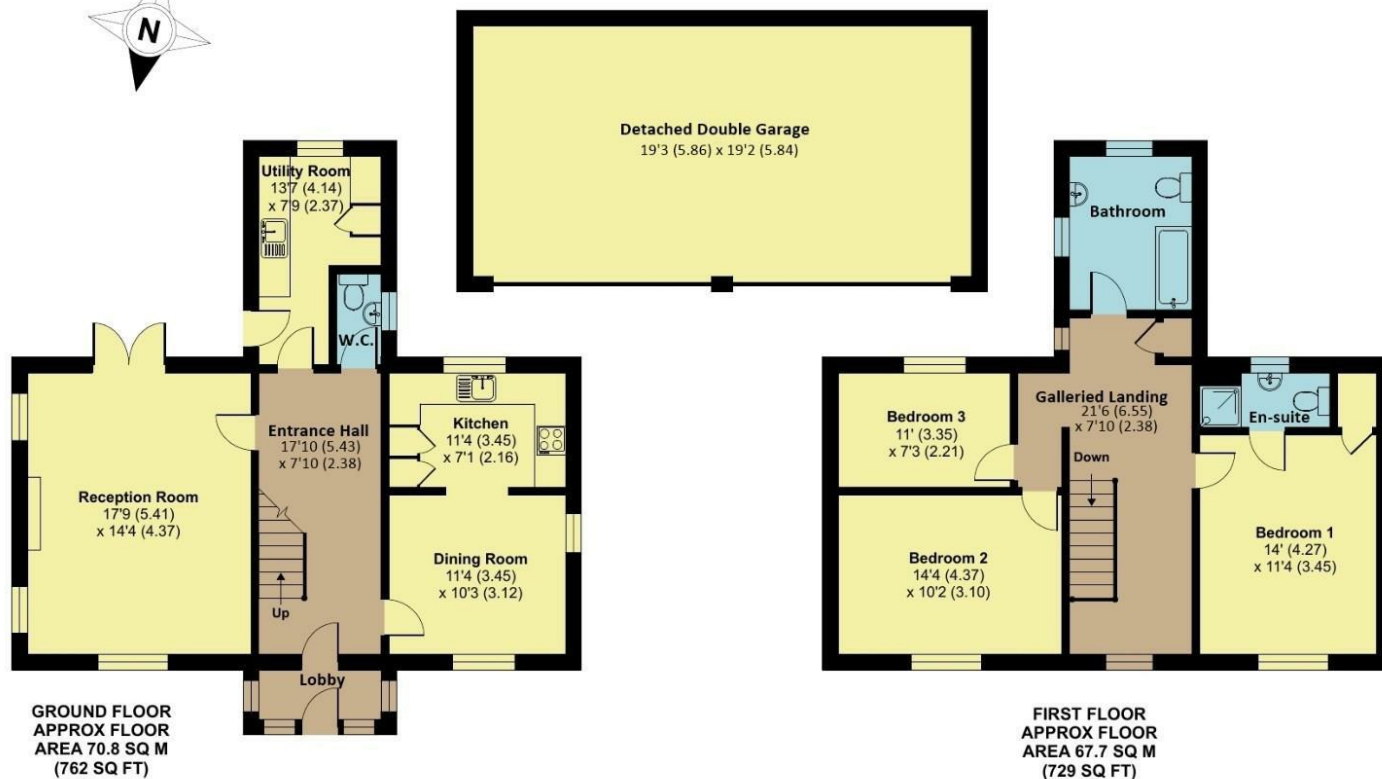




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Approximate Area = 1491 sq ft / 138.5 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Hunters Property Group. REF: 1242490

Viewings

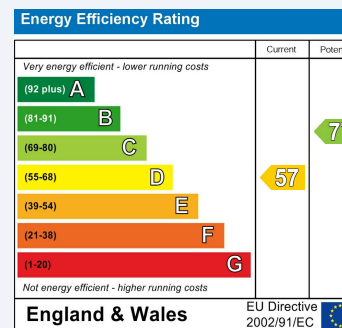
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

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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