

Silver Street, Minting, Horncastle, LN9 5RP

- Detached non-estate THREE bedroom COTTAGE with NO 'upward CHAIN', In NEED of MODERNISATION
- SECURE off road PARKING for 4 cars including for CARAVAN/ motorhome if required
- VERY DESIRABLE VILLAGE LOCATION with Sebastopol Inn, village hall, church and country VIEWS and walks
- 260 sq ft spacious LOUNGE DINER with FEATURE fireplaces, exposed timber ceiling beams, 4 x wall lights and 2 x display arches, ENTRANCE/BOOT ROOM
- Fully wall tiled SHOWER ROOM including bi-folding door shower cubicle and shaver point
- Generous 0.34 ACRE plot (sts) with EXCELLENT POTENTIAL for extension or development (subject to planning)
- Front garden and PRIVATE, MATURE large rear GARDEN majority fenced, incl established shrubs & trees, wooden STUDIO/WORKSHOP, aluminium framed greenhouse
- DOUBLE GLAZED including UPVC, CENTRAL HEATING, solid wooden internal doors, ONLY a council TAX band 'B'
- Soft closure fitted KITCHEN BREAKFAST room including base units, one and half bowl ceramic sink, space/plumbing slot-in electric cooker, fridge freezer and washing machine
- THREE BEDROOMS including two doubles, 2 x built-in triple width wardrobes to the master bedroom and built in wardrobe to bedroom three

Price £260,000



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DESCRIPTION

Great opportunity for a three bedroom detached non-estate cottage, in need of modernisation, on a generous 0.34 acre plot (sts) with excellent potential for extension or development (subject to planning), and having secure off road parking for 4 cars including for caravan/ motorhome if required, front garden and private, mature large rear garden (majority fenced, established shrubs & trees, wooden studio/workshop and aluminium framed greenhouse), all in the very desirable village of Minting, that has the Sebastopol Inn, village hall, church, country views and walks, and there is NO 'upward CHAIN'.

It also benefits from double glazing including UPVC, central heating, solid wooden internal doors, only a council tax band 'B', and is offered freehold. Services: mains electricity, water and drainage, oil-fired central heating.

The property consists of entrance room/boot room, hall with built in cupboard, 260 sq ft spacious lounge diner (with feature fireplaces, exposed timber ceiling beams, 4 x wall lights and 2 x display arches), soft closure fitted kitchen breakfast room (including base units, one and half bowl ceramic sink, space/plumbing for slot-in electric cooker, fridge freezer and washing machine), fully wall tiled shower room (including bi-folding door shower cubicle and shaver point), landing, and the three bedrooms (including two doubles, 2 x built-in triple width wardrobes to the master bedroom and built in wardrobe to bedroom three).

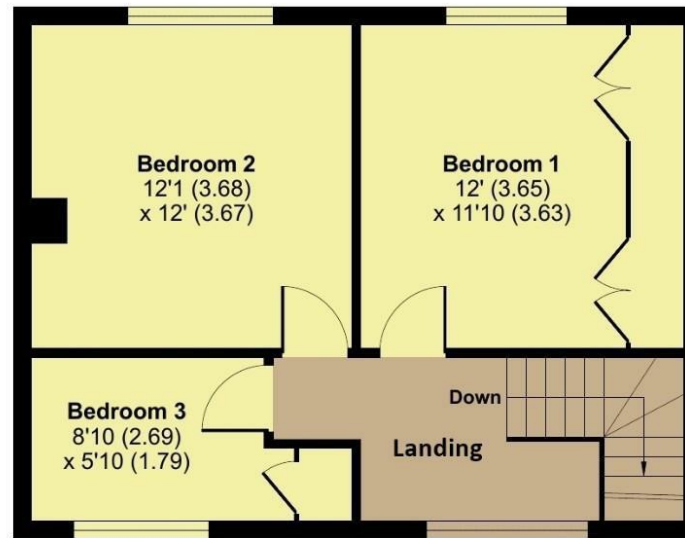
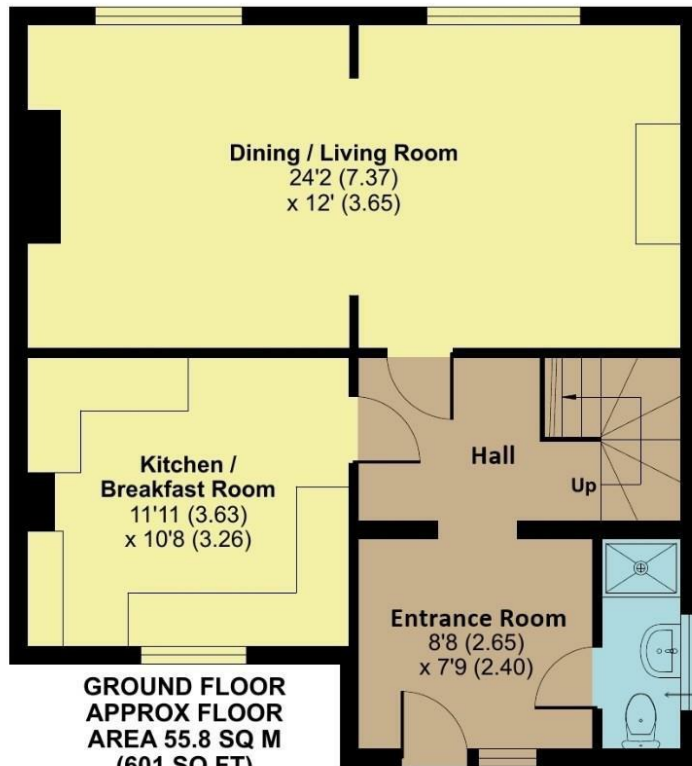
The very desirable village of Minting with the Sebastopol Inn, village hall, church, country views and walks, is in a great location, only 7 miles west from the well serviced historic market town of Horncastle (gateway to the Lincolnshire Wolds, a designated Area of Outstanding Natural Beauty), whose amenities include supermarkets, doctors, dentists, main Post Office, grammar, secondary and primary schools (school transport available from the village), swimming baths, fitness centre, bowling green etc.





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Approximate Area = 1045 sq ft / 97 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). © nitchecom 2025. Produced for Hunters Property Group. REF: 1316436

Viewings

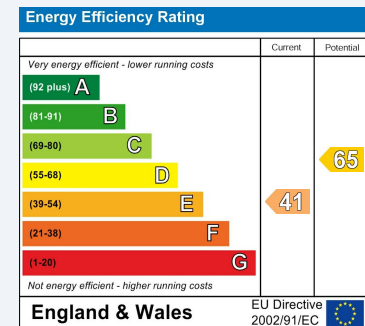
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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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