



Spilsby Road, , Horncastle, Lincolnshire, LN9 6NJ

- 2 BEDROOM detached property, with far reaching UNOBSTRUCTED COUNTRYSIDE VIEWS and NO 'upward CHAIN'
- UPVC double glazed incl FRENCH & external doors, CENTRAL HEATING
- With those VIEWS 106 sq ft DECKED SEATING and low maintenance rear GARDEN incl 229 sq ft paved PATIO and double fronted metal shed
- Fitted KITCHEN including APPLIANCES: New World oven and hob, Bush WV9-B slimline dishwasher and Bosch washing machine
- Homeseeker 'Langdale Plus' 40 ft x 12 ft park home, light fittings, curtains, blinds & furniture are included
- RECENT WORKS: 10 SOLAR PANELS (fully paid for), NEW electric HEAT PUMP as alternative to existing gas combination boiler if desired, NEW ROOF etc
- Block paved off road TANDEM PARKING, and property is ONLY a council tax band 'A'
- Dual aspect 150 sq ft LOUNGE and UPVC double glazed CONSERVATORY
- SHOWER ROOM incl DOUBLE width shower & hand basin in vanity unit with double cupboard under
- WALKING DISTANCE to shop and bus stop, Edge of VERY WELL SERVICED historic market town

Price £90,000



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DESCRIPTION

This is a very well presented and detached two bedroom property, with lounge and UPVC double glazed conservatory, in a fantastic location having unobstructed far reaching countryside views incl from a decked seating area and an extensive paved patio and also having the benefit of off road parking, all in a desirable park for the over 45's, walking distance to shop and bus stop, on the edge of the very well serviced historic market town of Horncastle, and there is NO 'upward CHAIN'.

Recent works include 10 solar panels (fully paid for), new electric heat pump as alternative to existing gas combination boiler if desired, new roof complete with insulation, underfloor insulation, and repainted externally. It also benefits from UPVC double glazing incl French & external doors, central heating, is only a council tax band 'A', and light fittings, curtains, blinds & furniture are included.

The property consists of entrance hall, dual aspect modern fitted kitchen with appliances (incl New World oven and hob, Bush WV9-B slimline dishwasher & Bosch washing machine), dual aspect 150 sq ft sitting room with French doors off to the UPVC double glazed conservatory and those views, shower room (incl double width shower & hand basin in vanity unit with double cupboard under), and the master & second bedrooms both with built in double/triple wardrobes.

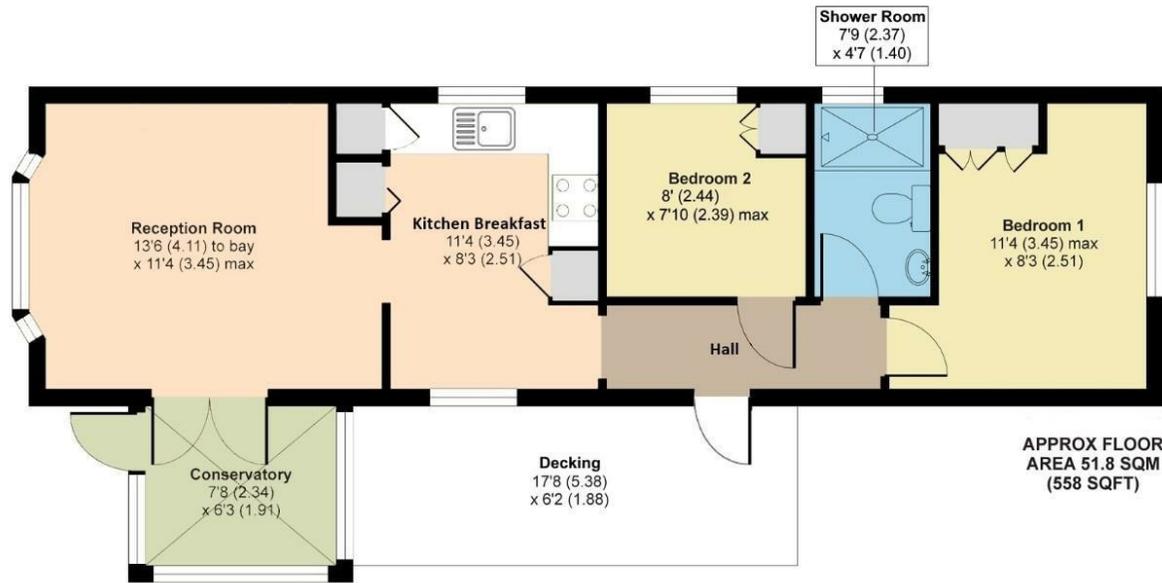
Outside with those views, is the 106 sq ft decked seating area and the low maintenance rear garden incl 229 sq ft paved patio and double fronted metal shed and there is the block paved tandem parking.

This bespoke Homeseeker 'Langdale Plus' 40 ft x 12 ft park home built new in 2005 is in Greenacres Park which is a development for the over 45's that allows pets subject to approval and the site fees are £189.90 pcm, with cheap electricity due to the solar panels and no standing charges, all on the edge of the historic market town of Horncastle whose amenities include supermarkets, doctors, dentist, main Post Office etc.





Greenacres Park, Spilsby Road, Horncastle, LN9



APPROX. GROSS INTERNAL FLOOR AREA 558 SQ FT 51.8 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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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