



Bowl Alley Lane, Horncastle, , LN9 5EQ

- 3 x GENEROUS bedrooms, 2 x shower/wet rooms, 3 x receptions, SPACIOUS 1,500 sq ft detached BUNGALOW in SECLUDED LOCATION yet convenient for TOWN CENTRE, NO 'upward CHAIN'
- 330 sq ft detached DOUBLE GARAGE (including 2 x electric controlled roller doors, pedestrian side door, light, power & water), EXTRAORDINARY PARKING for 10 cars including CARAVAN
- Dual aspect LOUNGE with patio doors to rear garden, ceiling light and 4 x wall lights, feature exposed brick fireplace with inset coal effect gas fire
- Soft closure fitted KITCHEN incl 2 x full height slide out wire rack pantry units, 2 x corner carousel units, display lighting under worktops, straight edged worktops, OPEN plan to dining room
- GENEROUS 0.3 ACRE plot (sts) excl drive, established FRONT garden and SOUTH EAST FACING, PRIVATE terraced REAR GARDENS incl brick built roof covered pond, greenhouse, store room
- GOOD '72' ENERGY efficiency RATING, UPVC & aluminium double glazing incl external doors, PVC fascias (except conservatory), mains GAS CENTRAL HEATING with annually serviced boiler
- DINING ROOM with ceiling light and 4 x wall lights and FRENCH doors to CONSERVATORY having ceiling fan light, central heating, power and FRENCH doors to rear garden
- SHOWER WET ROOM and SECOND SHOWER ROOM, both fully tiled and wet room includes wall hung hand basin with illuminated mirror over, floor flush fitting drain etc

By Auction £220,000



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DESCRIPTION

*FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £220,000* BIDDING CLOSSES 11 SEPTEMBER 2.30PM* FEES APPLY * REGISTER YOUR INTEREST AT [HUNTERS.COM](https://www.hunters.com) SELECT AUCTIONS

* OPEN VIEWINGS 2:45pm SAT 9, 16, 23 & 30 AUGUST 2025*

With 3 generous bedrooms, 2 shower/wet rooms & 3 receptions, a spacious 1,500 sq ft detached bungalow, on generous 0.3 acre plot (sts & excl the drive) with established front garden & south east facing, private terraced rear gardens (incl lawns, beds & borders, brick built roof covered pond, greenhouse & store room) as well as a 330 sq ft detached double garage (incl 2 electric controlled roller doors, pedestrian side door, light, power & water), and extraordinary parking for 10 cars incl caravan, all in a secluded location yet convenient for the well serviced historic town centre, with NO 'upward CHAIN'.

Also benefits from a good '72' energy efficiency rating, UPVC & aluminium double glazing incl French, patio & external doors, PVC fascias, mains gas central heating with annually serviced boiler, and external lighting.

The property consists of recessed front door porch with light, entrance, hall with triple width cupboard, dual aspect lounge (with patio doors to rear garden, feature exposed brick fireplace), dining room with French doors to conservatory (having ceiling fan light, central heating, power and French doors to rear garden), soft closure fitted kitchen, open plan to dining room (and incl 2 full height slide out wire rack pantry units, 2 corner carousel units, display lighting under worktops, straight edged worktops, Bosch built in appliances), utility room (with sink, appliance space & plumbing, base units).

There is also the shower wet room and 2nd shower room (both fully tiled and wet room includes wall hung hand basin with illuminated mirror over) and the 3 generous bedrooms (all having min of built in double wardrobe).

The koi carp and equipment are not included.

There are signs of st





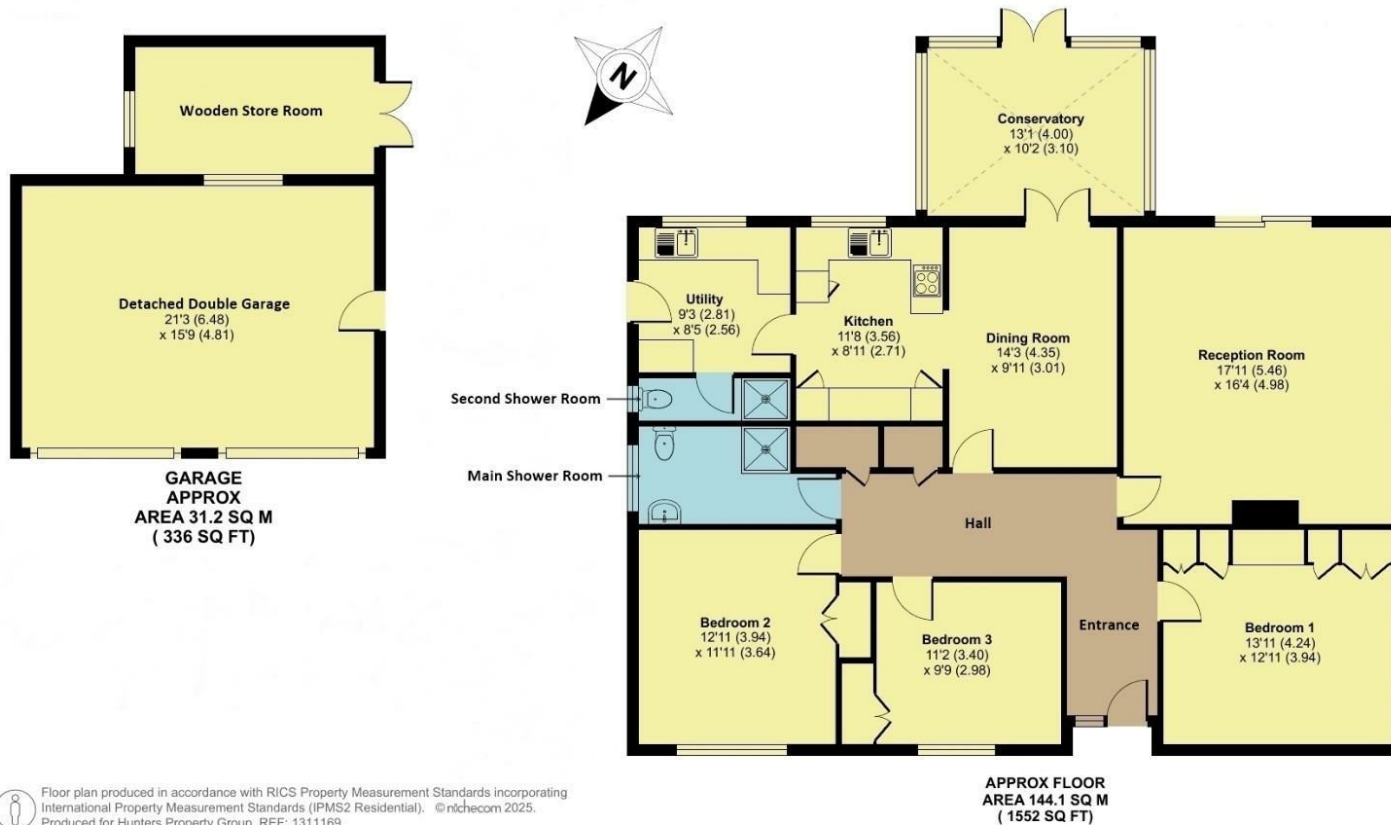
Bowl Alley Lane, Horncastle, LN9

Approximate Area = 1552 sq ft / 144.1 sq m (excludes shed)

Garage = 336 sq ft / 31.2 sq m

Total = 1888 sq ft / 175.3 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 2025. Produced for Hunters Property Group. REF: 1311169

Viewings

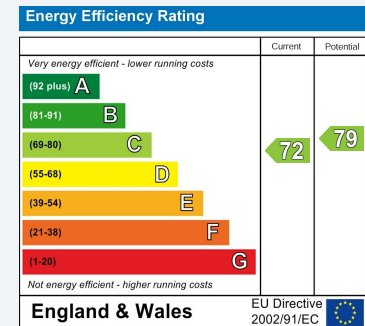
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.