



## Queen Street, Horncastle, Lincs, LN9 6BD

- SPACIOUS 1,325 sq ft period semi-detached HOUSE in CONSERVATION area with NO 'upward CHAIN', ONLY a COUNCIL tax band 'A'
- Previous FULL planning PERMISSION for EXTENSION and alterations to the existing dwelling to provide a 'GRANNY ANNEXE': lounge/bedroom, shower and toilet
- Attached BRICK OUTBUILDINGS including GARDENER'S W.C. (with light and low level close coupled toilet) and 2 x STORE ROOMS including with power
- SLIDING SASH windows including professional secondary glazing, rear first floor UPVC replaced double glazing
- THREE bedrooms and TWO receptions, storage/wine CELLAR, PERIOD FEATURES including majority wooden internal doors, staircase, picture rails etc
- Fully BRICK walled/FENCED rear GARDEN incl covered deck seating to house, paved patio at end of garden, SUMMER HOUSE, shed, greenhouse, filtered pond with waterfall etc
- Mains GAS CENTRAL HEATING with Worcester REPLACED BOILER serviced annually
- LOUNGE with BAY window and FEATURE fireplace with marble background & hearth, DINING ROOM with FEATURE full height exposed brick open fireplace with inset mantle

**Price £200,000**



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## DESCRIPTION

This is a spacious 1,325 sq ft 3 bedroom and 2 reception (as well as having a storage/wine cellar), semi-detached house with period features (incl majority wooden internal doors, staircase, picture rails etc) and previous full planning permission for a 'granny annexe' extension (lounge/bedroom, shower & toilet), and is only a council tax band 'A', all in a Conservation Area, convenient for schools and a well serviced, historic town centre, and there is NO 'upward CHAIN'.

It also benefits from sliding sash windows, rear first floor UPVC replaced double glazing, mains gas central heating with Worcester replaced boiler serviced annually, external light, power and water tap.

There was full planning permission for 'extension and alterations to the existing dwelling to provide a granny annexe to the rear comprising of a lounge/bedroom, shower & toilet' under East Lindsey District Council planning reference S/086/02032/17 dated 20 Dec 2017.

There are attached brick outbuildings incl gardener's W.C. (with light & low level close coupled toilet) and 2 x store rooms incl with power.

The fully brick walled/fenced garden has a covered deck seating to the house, paved patio at end of garden, summer house (with 2 x front windows & currently used as a gym), shed, aluminium framed greenhouse, filtered pond with waterfall etc and pedestrian side access to the rear via a secure passageway.

The property includes lounge (with bay window having professional secondary double glazing and feature fireplace with decorative wooden surround, marble background & hearth), dining room (with feature full height exposed brick open fireplace with inset mantle), storage/wine cellar (with light and power), modern fitted kitchen (incl slot in electric double oven, fan assisted cooker with ceramic hob, full height pantry unit, space/plumbing French style fridge freezer, dish washer, washing machine etc), new 2023 bathroom (incl walls fully tiled, offset bath having wall mounted shower extension).





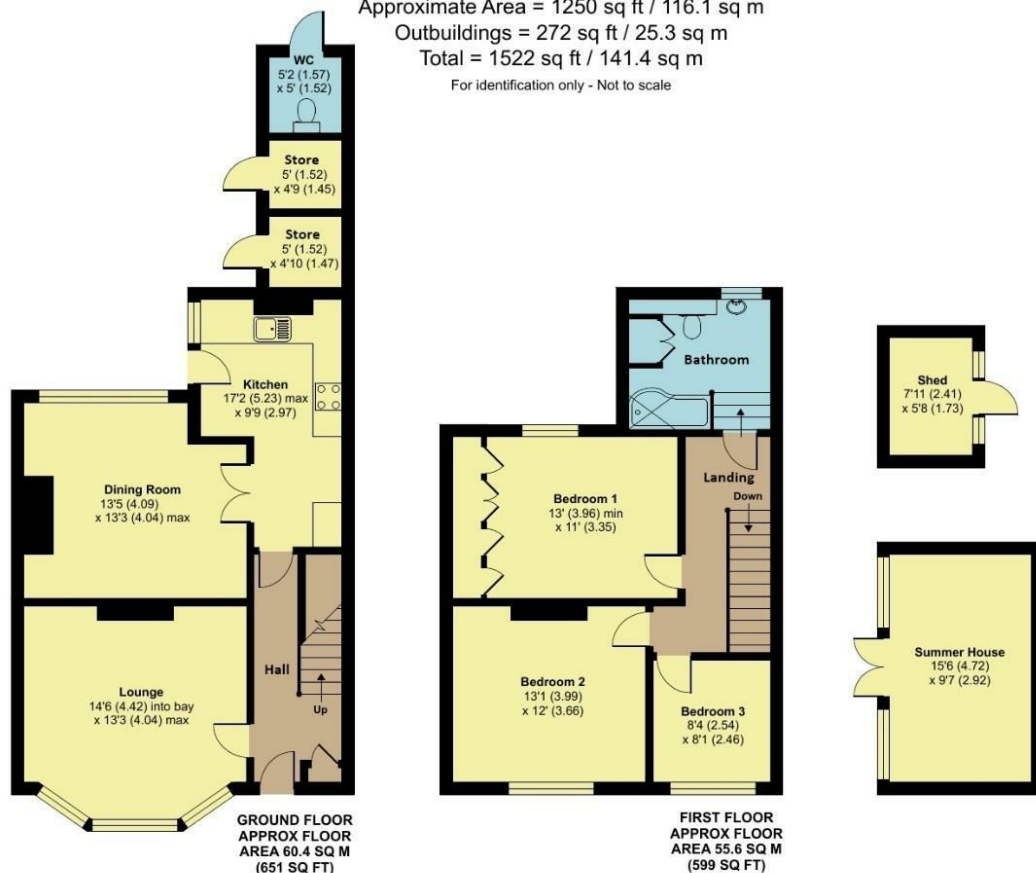
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Approximate Area = 1250 sq ft / 116.1 sq m

Outbuildings = 272 sq ft / 25.3 sq m

Total = 1522 sq ft / 141.4 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: 1331696

### Viewings

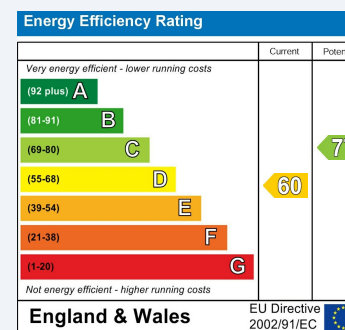
Please contact [horncastle@hunters.com](mailto:horncastle@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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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