



## Chapel Lane, High Hameringham, Horncastle, LN9 6PF

- REFURBISHED, VERY SPACIOUS 1,280 sq ft TWO DOUBLE bedroom, TWO reception (and attached garage/current STUDIO), detached BUNGALOW
- WORKS INCLUDE: Replaced UPVC double glazing, external boiler, kitchen, bath & shower room, oak veneer internal doors, flooring throughout, wrap around composite decking, drive etc
- Established GARDENS front and extensive rear incl wrap around decking, water feature, 2 sheds, greenhouse, extensive chicken run, external lighting, power and water tap
- HIGH SPECIFICATION soft closure fitted KITCHEN incl granite worktops, NEFF slide away door electric double oven fan assisted with LCD, BOSCH induction hob, fridge & dishwasher etc
- GENEROUS 0.25 ACRE corner plot (sts) in a BEAUTIFUL semi-rural LOCATION with EXPANSIVE front COUNTRYSIDE VIEWS
- EXTENSIVE secure PARKING for 6 CARS incl for CARAVAN if required, CAR PORT and attached GARAGE currently a studio (dry lined & dual aspect, having light, central heating & power)
- Dual aspect LOUNGE incl bow window, feature fireplace with inset remote controlled log living flame effect electric fire, FRENCH doors to DINING room with doors to kitchen & hall
- BATH & SHOWER ROOM incl whirlpool bath with extendible hand held shower, elongated corner quadrant shower cubicle, illuminated medicine cabinet, hand basin in vanity unit etc

**Price £280,000**



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## DESCRIPTION

Refurbished, very spacious 1,280 sq ft 2 double bedroom, 2 reception (& attached garage/current studio) detached bungalow, on generous 0.25 acre corner plot (sts) in a beautiful semi-rural location with expansive front countryside views, in the very desirable hamlet of High Hameringham set in the Lincolnshire rolling countryside.

Works include: replaced UPVC double glazing, external boiler, kitchen, bath & shower room, oak veneer internal doors, flooring throughout, PVC fascias & soffits, wrap around composite decking, drive, front boundary wall etc.

Outside is extensive secure parking for 6 cars incl for caravan if required, car port & attached garage with side hung vehicular doors currently a studio, and there are the established gardens front & extensive rear (incl wrap around decking, water feature, 2 sheds, greenhouse, extensive chicken run, external lighting, power & water tap). N.B. The large wooden outbuilding will be removed.

The property consists of spacious entrance hall (with 2 ceiling lights & 2 full height cupboards incl double fronted & shelved), dual aspect lounge (incl bow window, feature fireplace with inset remote controlled log living flame effect electric fire) having French doors to the dining room (with doors to kitchen & entrance hall), high specification soft closure fitted kitchen (incl granite worktops, Neff slide away door electric double oven fan assisted with LCD, Bosch induction hob, fridge & dishwasher, 45 degree stainless steel & black glazed extractor etc), rear hall, store room (light, power, window) and door to the attached garage currently used as a studio (dry lined & UPVC double glazed dual aspect, having light, central heating & power, pedestrian internal door & utility cupboard with appliance space/plumbing).

There is also the bath & shower room (incl whirlpool bath with extendible hand held shower, elongated corner quadrant shower cubicle, vanity etc) & 2 double bedrooms (both with extensive range of built in furniture).

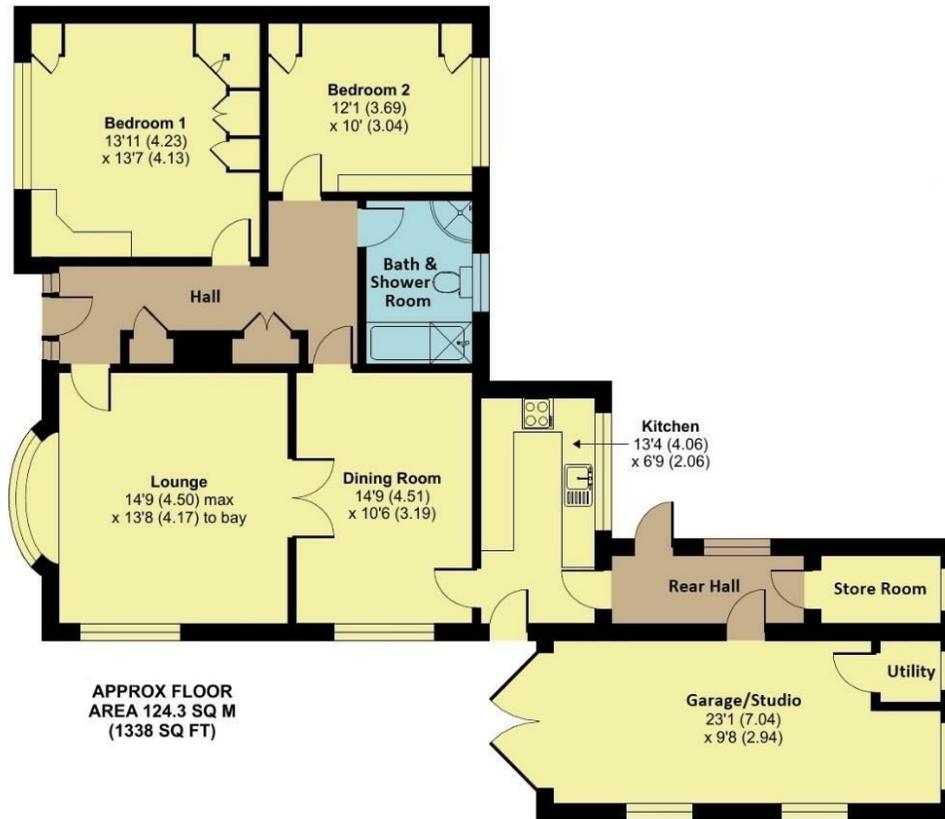




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Approximate Area = 1338 sq ft / 124.3 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Hunters Property Group. REF: 1421046

## Viewings

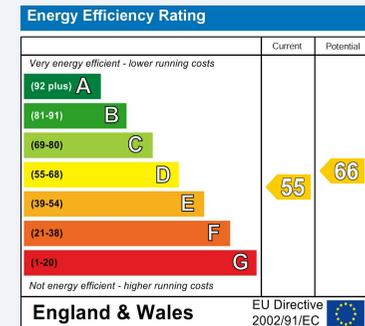
Please contact [horncastle@hunters.com](mailto:horncastle@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## 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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