



Queen Street, Horncastle, , LN9 6BG

- BEAUTIFUL, very well presented, and RENOVATED, detached PERIOD house circa 1856 with NO 'upward CHAIN'
- WEST FACING and SECLUDED majority brick walled GENEROUS established garden with patio and vegetable beds
- Period FEATURES including SLIDING SASH windows, FIREPLACES, wooden internal DOORS, wooden FLOORING, reception 10ft/3.07m floor to ceiling HEIGHT, etc
- Fitted KITCHEN incl Rangemaster RANGE COOKER, CERAMIC sink, OAK flooring, open plan to breakfast room, UTILITY room with space/plumbing for SEVERAL appliances
- FIVE bedrooms, THREE GENEROUS receptions and a cellar, SPACIOUS 2,000 sq ft property (excluding 500 sq ft attached brick outbuildings)
- 500 sq ft attached OUTBUILDINGS, previously RE-ROOFED, with gardener's disconnected W.C & 3 x main rooms including GARAGE, light, power, secure pedestrian access to street and garden
- 220sq ft LOUNGE with BAY window, 140 sq ft DINING room, Dual aspect BREAKFAST ROOM, all THREE with feature FIREPLACES and WOODEN FLOORBOARDS
- BATH & SHOWER room with shower having monsoon & flexible hose shower heads, 2 x surface mounted circular hand basins on vanity units, Downstairs W.C, Gardener's disconnected W.C.

Price £375,000



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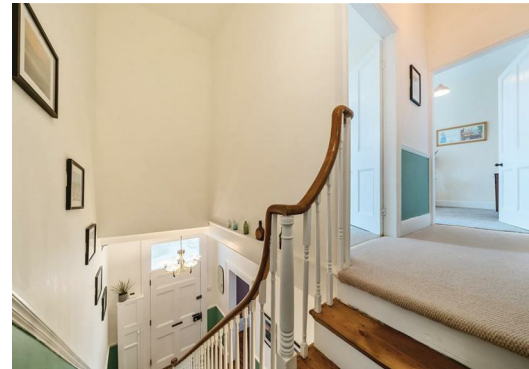
DESCRIPTION

Beautiful, very well presented, and renovated, 5 bedroom, 3 generous receptions and a cellar, spacious 2,000 sq ft property (excl 500 sq ft of attached brick outbuildings), period house circa 1856 (not Grade II listed), having the added benefit of a west facing and secluded, majority brick walled, generous established garden (with patio and vegetable beds), as well as the 500 sq ft of attached outbuildings (previously re-roofed, having gardener's disconnected W.C and 3 x main rooms incl garage, light, power, and secure pedestrian access to street and garden), 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 Georgian style sliding sash windows, feature fireplaces including open and wood/multi fuel burner, wooden period style internal doors, wooden flooring incl oak, reception 10ft/3.07m floor to ceiling height, mains gas central heating with British Gas boiler, and is only a tax band 'C'.

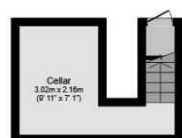
The property includes hall with feature staircase and built in cupboard, 220sq ft lounge with bay window, 140 sq ft dining room, dual aspect breakfast room open plan to the fitted kitchen, all 3 rooms having feature fireplaces, fitted kitchen (incl Rangemaster range cooker with double oven, separate grill, pan drawer and 6 x rings, ceramic sink, space/plumbing for fridge freezer and dishwasher), all the previously detailed rooms having wooden flooring incl oak, utility room (with space/plumbing for several appliances), W.C. and a cellar (with standing height, light, power and quarry tiled floor).

It should be noted there was an escape of water/collapsed drainage pipe causing movement to it's rear, which was assessed by a Sedgewick Engineering Appraisal Mar '23 as 'The level of damage is slight and is classified as category 2 in accordance with BRE digest 251', and was consequently repaired with a Certificate of Structural Integrity and no monitoring required.





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Cellar

Floor area 9.8 sq.m. (106 sq.ft.)



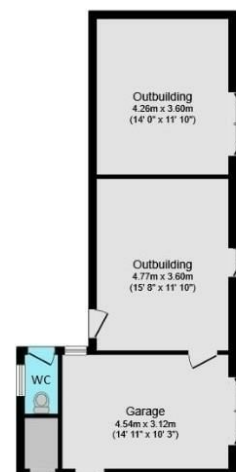
Ground Floor

Floor area 89.9 sq.m. (968 sq.ft.)



First Floor

Floor area 89.5 sq.m. (963 sq.ft.)



Outbuilding

Floor area 50.3 sq.m. (541 sq.ft.)

Total floor area: 239.5 sq.m. (2,578 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.



10 East Street, Horncastle, LN9 6AZ
Tel: 01507 524910 Email: horncastle@hunters.com <https://www.hunters.com>

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			81
		68	

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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