



Edlington, , Horncastle, Lincs, LN9 5RJ

- With expansive COUNTRYSIDE VIEWS front, side and rear, very GENEROUS 0.4 ACRE plot including SECLUDED gardens
- AMPLE OUTBUILDINGS including 1,065 sq ft and there is NO 'upward CHAIN'
- 20 SOLAR PANELS fully paid for, CENTRAL HEATING, UPVC double glazing including external doors, UPVC fascias and soffits
- 200 sq ft KITCHEN DINER room with built in pantry and cupboards
- ONLY 2.8 miles from the well serviced historic market TOWN CENTRE of Horncastle
- SPACIOUS 1,130 sq ft: TWO DOUBLE bedroom DETACHED BUNGALOW offering scope for SUBSTANTIAL EXTENSION if required, subject to planning
- GARAGE WORKSHOP (with light and power), LARGE CAR PORT and EXTENSIVE off road PARKING, including for CARAVAN if required
- 216 sq ft LOUNGE including OPEN fireplace, and there is a hallway with built in cupboard
- BATHROOM with separate SHOWER over the bath, TWO DOUBLE bedrooms with built in wardrobes

Open To Offers £380,000



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DESCRIPTION

With expansive countryside views front, side and rear, on a very generous 0.4 acre plot (sts), this is a spacious 1,130 sq ft two double bedroom detached bungalow, offering scope for substantial extension if required, subject to planning, as well as having ample outbuildings including 1,065 sq ft and a garage workshop (with light and power), large car port, and extensive off road parking, including for caravan if required, as well as secluded garden, all in a countryside location yet only 2.8 miles from the centre of the well serviced historic market town of Horncastle and there is NO 'upward CHAIN'.

It also benefits from 20 solar panels fully paid for, UPVC double glazing including external doors, UPVC fascias and soffits, central heating, and is offered freehold.

The property consists of entrance hall with built in cupboard, 216 sq ft lounge with open fireplace, 200 sq ft kitchen diner with built in pantry and cupboards, bathroom with separate shower over the bath, master bedroom and second double bedroom, both with built in wardrobe.

Outside there is extensive off road parking, including for caravan if required, attached garage workshop (with light and power), large car port, front garden, secluded rear laid to lawn having trees and substantial vegetable plot, as well as ample outbuildings including 1,065 sq ft, green houses and shed.

With countryside views front, side and rear, on the edge of Edlington hamlet, it is only 2.8 miles to the well serviced historic market town centre of Horncastle whose amenities include supermarkets, doctors, dentist, main Post Office, grammar, secondary and primary schools, swimming baths, fitness centre, bowling green etc. and the same distance to the Horncastle golf course and the Ashby Park fishing lakes.





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Approximate Area = 1145 sq ft / 106.3 sq m (includes garage & excludes carport)
 Outbuildings = 1065 sq ft / 98.9 sq m
 Total = 2210 sq ft / 205.3 sq m
 For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2023. Produced for Hunters Property Group. REF: 994113

Viewings

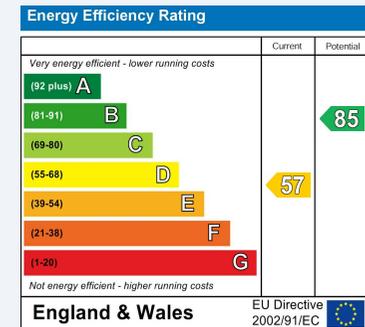
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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