



Whelpton Close, , Horncastle, LN9 6SF

- REFURBISHED and VERY well-presented TWO DOUBLE bedrooms AND TWO receptions, semi-detached MODERN BUNGALOW, ONLY a council TAX BAND 'B'
- GENEROUS PARKING for 5 CARS on macadam style TANDEM DRIVE and gravelled front, as well as potential secure parking to the side of the property
- UPVC DOUBLE GLAZED including FRENCH & external doors, PVC soffits & fascias, Mains GAS CENTRAL HEATING with NEW 2021 Worcester BOILER serviced annually
- NEW 2022 soft closure fitted KITCHEN incl built in NEFF electric double oven (fan assisted & LCD), stainless steel gas hob and Rangemaster canopy hood extractor, display lighting etc
- WORKS INCLUDE, new 2022 KITCHEN, new 2022 SHOWER ROOM (with frameless walk-in shower), new 2021 BOILER, REFURBISHED glass roof CONSERVATORY, etc
- WEST FACING, LANDSCAPED and established, fully fenced rear GARDEN, incl lawn, borders and beds of plants & shrubs, EXTENSIVE paved PATIO, and new potting SHED
- LOUNGE with FEATURE fireplace & FRENCH doors to UPVC double glazed GLASS ROOF CONSERVATORY that includes dwarf walls, central heating, light & door to garden
- NEW 2022 SHOWER ROOM fully tiled, incl frameless walk-in shower with both monsoon and flexible hose shower heads, hand basin in vanity unit with 2 soft close drawers under

Price £190,000



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DESCRIPTION

This is a refurbished & well presented, 2 double bedroom, 2 reception, semi-detached modern bungalow having generous parking for 5 cars (tandem drive and gravelled front, as well as potential secure parking to the side of the property), a west facing, landscaped & established, fully fenced rear garden (incl lawn, borders & beds of plants & shrubs, extensive paved patio and new potting shed), all in a desirable cul-de-sac of well-spaced bungalows and a block paved road, to the edge of a very well serviced historic market town.

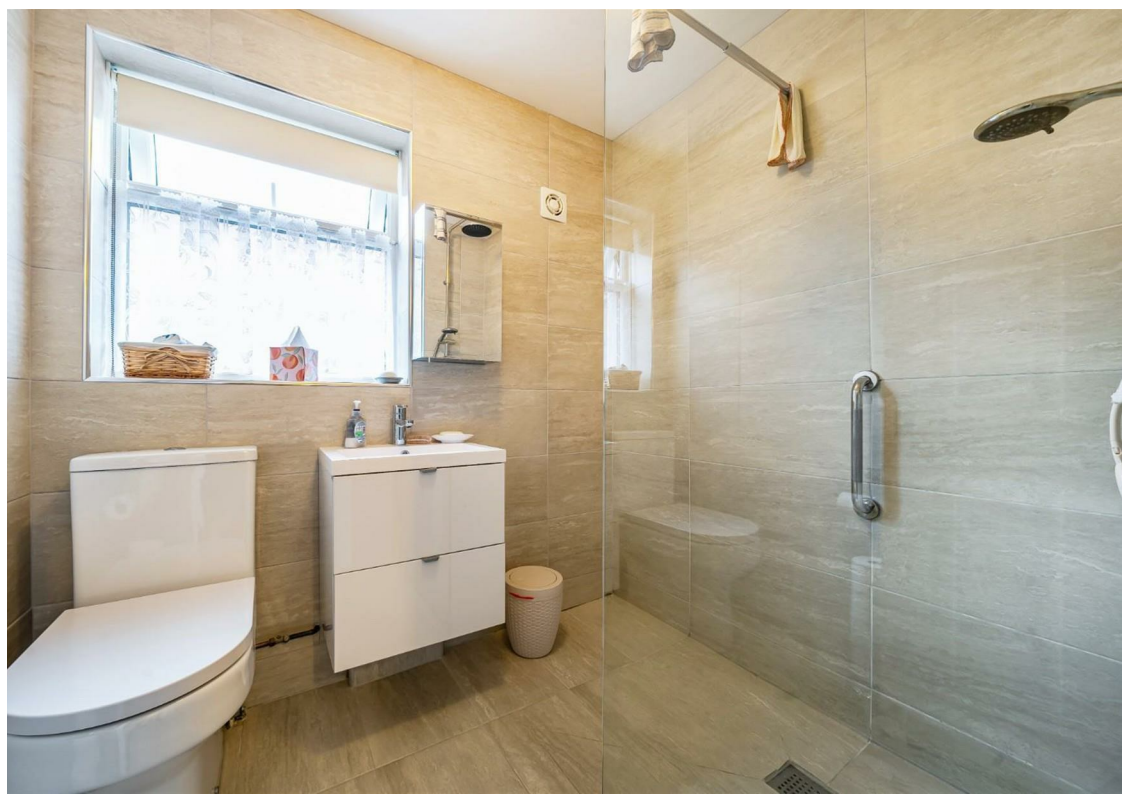
Works include new 2022 kitchen, new 2022 shower room (with frameless walk-in shower), new 2021 Worcester boiler, glass roof refurbished conservatory, new lighting incl conservatory, loft and externally, landscaping garden, new potting shed and new fencing.

It also benefits from UPVC double glazing incl French & external doors, PVC soffits & fascias, mains gas central heating with new 2021 Worcester boiler serviced annually, external lighting and water tap, and is only a council tax band 'B' currently £1,729.47 gross per annum.

The property consists of generous hall with 2 ceiling lights & 2 built in cupboards (incl double fronted airing cupboard having a radiator), lounge (with feature fireplace) and French doors to the UPVC double glazed glass roof conservatory (that includes dwarf walls, central heating, light and UPVC double glazed door to the rear garden), new 2022 soft closure fitted kitchen (incl built in Neff electric double oven having fan assistance & LCD, stainless steel gas hob and Rangemaster canopy hood extractor, display lighting, straight edged worktops, space/plumbing for fridge freezer & washing machine).

There is also the new 2022 fully tiled shower room (incl frameless walk-in shower with monsoon and flexible hose shower heads, hand basin in vanity unit with 2 soft close drawers) and the two double bedrooms (master having window overlooking rear garden, 2nd double bedroom to the front having built in double wardrobe).

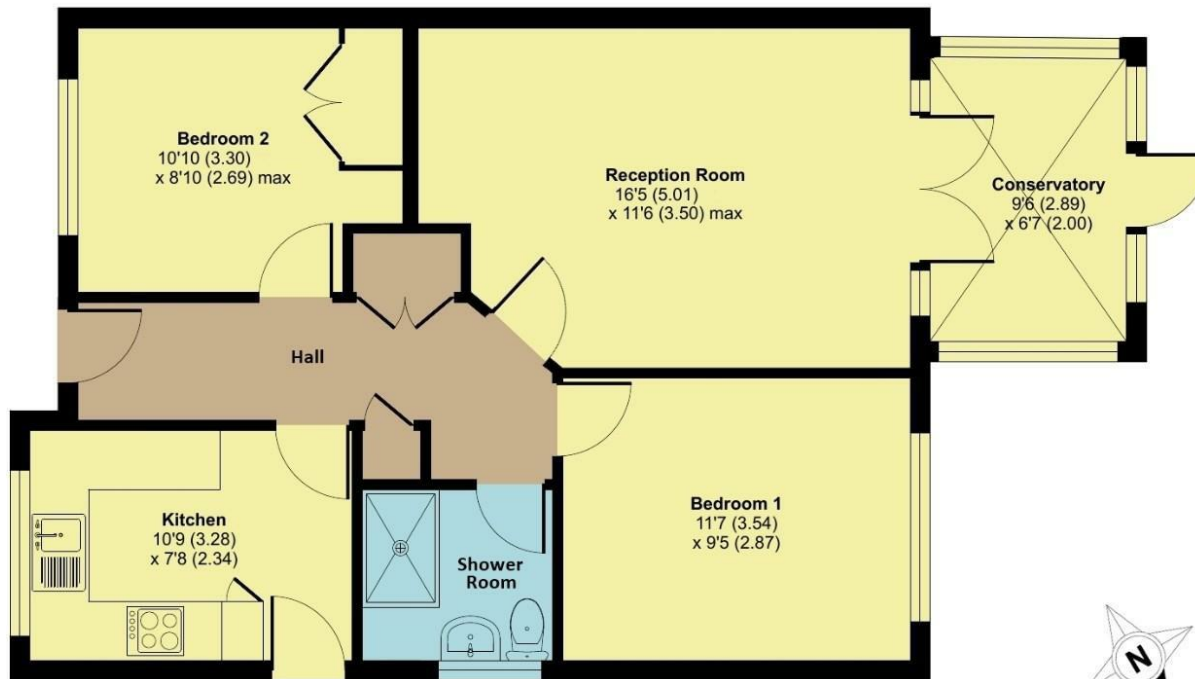




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Approximate Area = 667 sq ft / 61.9 sq m

For identification only - Not to scale



**APPROX FLOOR
AREA 61.9 SQ M
(667 SQ FT)**

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: 1370723

Viewings

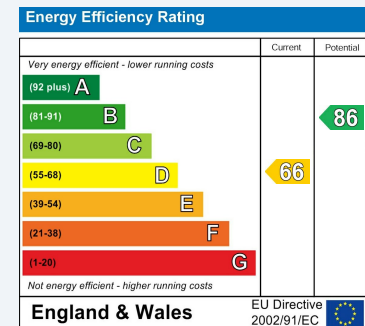
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

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