



## East Street, , Horncastle, LN9 6AA

- Fantastic OPPORTUNITY for FIRST TIME BUYERS or INVESTORS, NO 'upward CHAIN', Council tax band 'A'
- Mains GAS CENTRAL HEATING with NEW 2022 WORCESTER BOILER, NEW 2022 ELECTRICAL CONSUMER unit
- LOUNGE open plan to BREAKFAST ROOM that leads to the fitted KITCHEN including cooker, space for fridge freezer and plumbing for washing machine
- SECLUDED rear COURTYARD GARDEN: block paved low maintenance and fully fenced/brick walled, with its own private front and rear access
- VERY WELL PRESENTED, TWO DOUBLE bedroom EXTENDED terraced HOUSE
- UPSTAIRS MODERN BATHROOM with separate SHOWER over the bath
- UPVC double glazing and SLIDING SASH with PROFESSIONALLY installed secondary GLAZING by EVEREST
- CONVENIENT for WELL SERVICED historic market TOWN CENTRE amenities

**Price £110,000**

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## DESCRIPTION

This is a fantastic opportunity for first time buyers or investors: a very well presented two double bedroom, extended and modernised terrace house, providing comfortable living, including an upstairs bathroom, that also has a secluded rear courtyard garden that is block paved low maintenance and fully fenced/brick walled, with its own private front and rear access, all in a convenient location for the centre of the well serviced historic market town of Horncastle, and there is NO 'upward CHAIN'.

It also benefits from UPVC double glazing and sliding sash with professionally installed secondary glazing by Everest, mains gas central heating with new 2022 Worcester boiler, new 2022 electrical consumer unit and electrical certification, curtain poles and blind are included, is only a council tax band 'A', currently £1370.25 gross per annum, and the property is offered freehold.

The property consists of lounge with shelving and open plan to the breakfast room that leads to the fitted kitchen which includes including cooker, space for fridge freezer, plumbing for washing machine and door to the garden, generous landing, upstairs modern bathroom with separate shower over the bath, master bedroom and second double bedroom.

It is convenient for the local amenities including supermarkets, doctors, dentist, main Post Office, grammar, secondary and primary schools, swimming baths, fitness centre, bowling green etc. and Horncastle golf course and the Ashby Park fishing lakes are approximately 2.8 miles away.



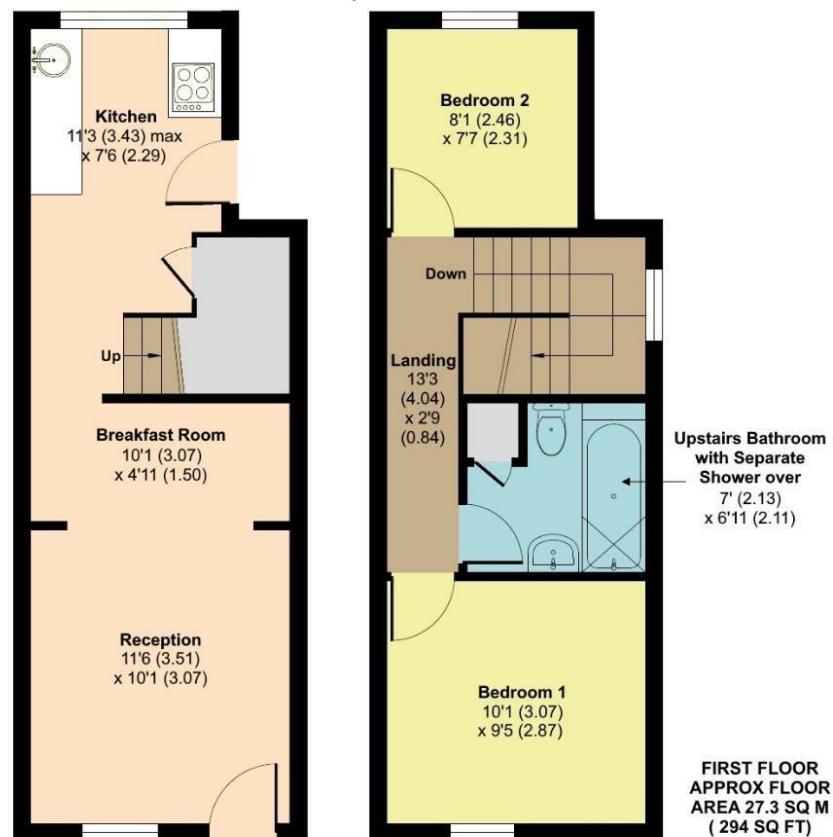




## East Street, Horncastle, LN9

Approximate Area = 588 sq ft / 54.6 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). ©nichecom 2023.  
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### Viewings

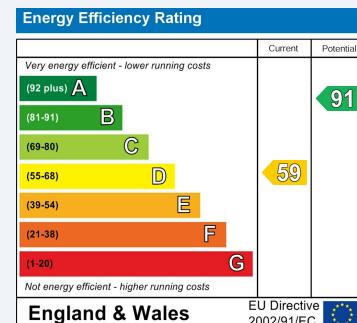
Please contact [horncastle@hunters.com](mailto:horncastle@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.

**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.

