



Spilsby Road, , Horncastle, LN9 6AL

- FULLY RENOVATED and MODERNISED, EXTREMELY WELL presented, and SPACIOUS detached COTTAGE with SOUTH FACING rear
- NEW EXTRAORDINARY PARKING including for SIX cars
- NEW UTILITY room, NEW BATHROOM with separate SHOWER over the bath and NEW W.C, both with soft closure vanity units and including illuminated/heated mirror
- NEW UPVC double glazing including FRENCH doors, NEW composite front door
- NEW ELECTRICAL rewire including smoke, heat and carbon monoxide alarms

- TWO DOUBLE bedrooms and TWO receptions including dual aspect and NEW feature fireplace with WOOD BURNER
- NEW soft closure fitted open plan KITCHEN including OAK worktops, induction hob, double oven, dishwasher, ceramic sink etc and FRENCH doors to the rear
- ALL NEW fencing including GENEROUS lawned front and SOUTH FACING PRIVATE REAR with NEW sandstone style PATIO, flower bed, NEW external lighting, power and water supply, and NEW SHED
- NEW mains gas UNDERFLOOR heating downstairs, CENTRAL HEATING upstairs and NEW BOILER
- LESS than 1km to CENTRE of well serviced, historic market TOWN

Guide Price £260,000

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DESCRIPTION

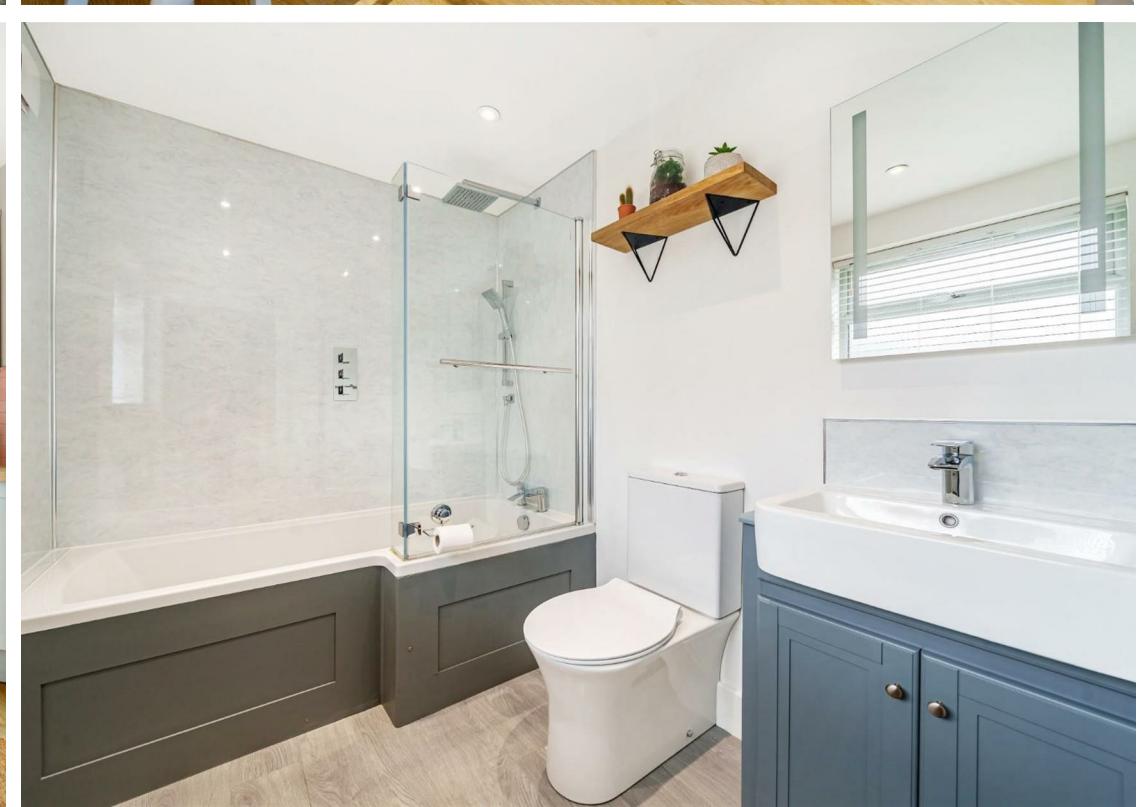
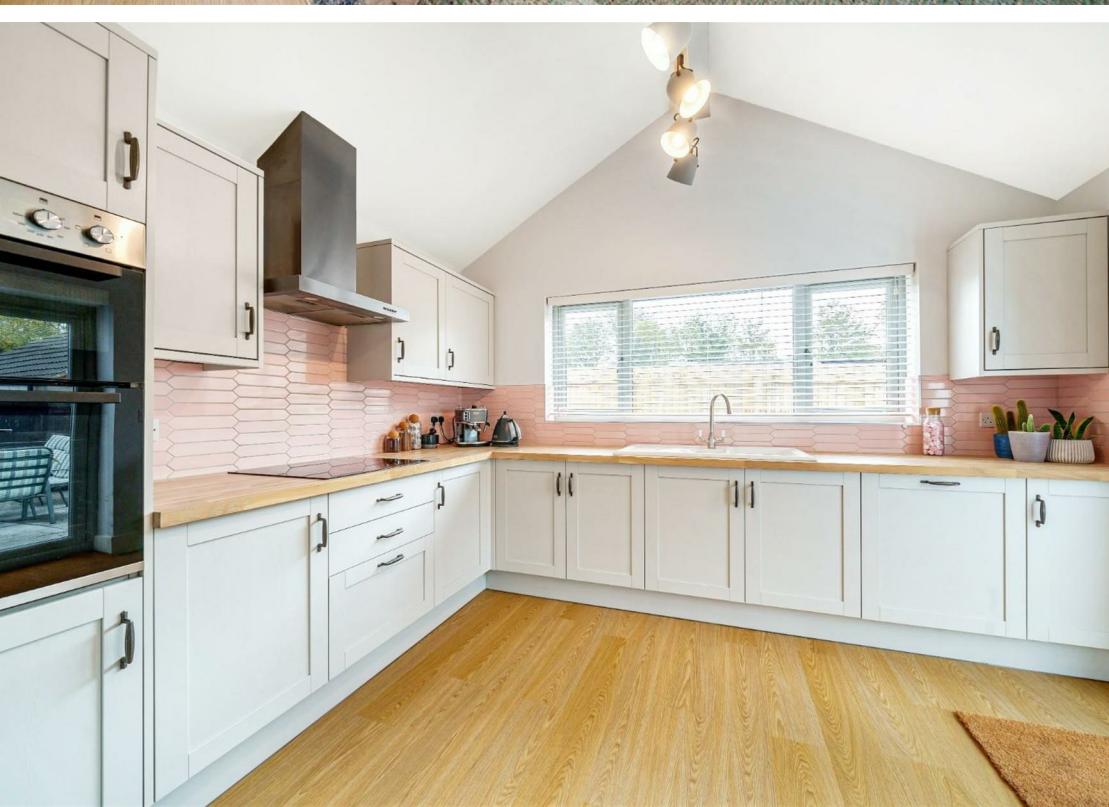
This is a fully renovated and modernised, extremely well presented, spacious two double bedroom, two reception detached cottage with new extraordinary parking including for six cars, generous lawned front, and a south facing private rear including new sandstone style paved patio, flower bed, new external lighting, power and water supply, new shed and all new fencing, in a convenient location less than 1 km from the centre of the well serviced historic market town of Horncastle.

The extensive program of works carried out over the last four years also includes new kitchen, new utility room, new bathroom with separate shower over the bath, new W.C, new UPVC double glazing including French doors, new composite front door, new mains gas heating with underfloor heating downstairs and central heating upstairs, new boiler, new fireplace and wood burner, new electrical rewire including smoke, heat and carbon monoxide alarms and certification, new TV aerial, re-plastered throughout, new first floor joists, oak veneer internal doors, new flooring throughout, and all blinds are included.

It consists of new oak canopy porch, entrance, dual aspect lounge including for wall mounted TV, dining living room with exposed brick fireplace having inset wood burner and open plan to the soft closure fitted open plan modern kitchen (including oak worktops, induction hob, double oven, dishwasher, ceramic sink etc and French doors to the rear), utility room (including oak worktops and having a sink), understairs cupboard (having power supply), downstairs modern W.C. (with deep drawers soft closure vanity unit), landing, modern bathroom with separate shower over the bath (including soft closure double fronted vanity unit and illuminated/heated mirror), master bedroom and second double bedroom.

The well serviced historic market town of Horncastle amenities include supermarkets, doctors, dentist, main Post Office, grammar, secondary and primary schools, swimming baths, and fitness centre.

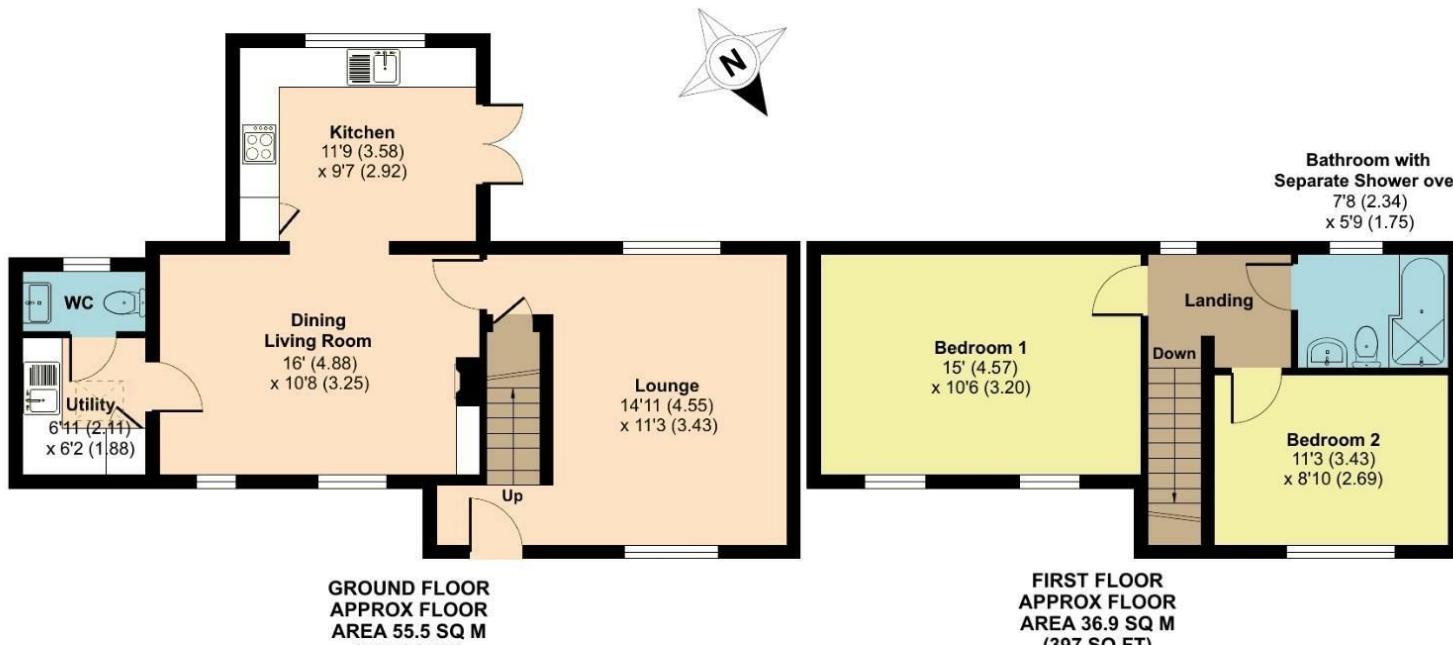




Spilsby Road, Horncastle, LN9

Approximate Area = 995 sq ft / 92.4 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). © niche.com 2023.
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Viewing

Please contact our Hunters Horncastle Office on 01507 524910 if you wish to arrange a viewing appointment for this property or require further information.

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		82
(81-91)	B		
(69-80)	C		64
(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	

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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