



Mill Lane, Thimbleby, Horncastle, LN9 5JS

- SOUGHT AFTER LOCATION, INDIVIDUALLY designed, SPACIOUS 1,260 sq ft, non-estate, detached BUNGALOW, on a GENEROUS 0.19 ACRE plot (sts) with NO 'upward CHAIN'
- VERY DESIRABLE village that includes the Durham Ox PUB and RESTAURANT, an active CHURCH, yet only 1.1 mile from WELL SERVICED historic market TOWN CENTRE
- Front and rear ESTABLISHED GARDENS including PRIVATE rear with field VIEWS, paved patio, aluminium framed greenhouse and pedestrian access down both sides of bungalow
- KITCHEN BREAKFAST ROOM with solid oak fronted units, display cabinet, slot in Hotpoint electric cooker with fan assisted oven and ceramic hob, space/plumbing for fridge and washing machine
- THREE DOUBLE bedrooms (with built in wardrobes to two bedrooms) and TWO receptions (including 265 sq ft lounge diner)
- Tandem GARAGE WORKSHOP (with light, power, window and pedestrian door to rear garden) as well EXTENSIVE off road PARKING for FOUR cars including CAR PORT (with light)
- 265 sq ft LOUNGE DINER with display fireplace, 2 ceiling and 2 wall lights and dual aspect as well as glazed door to GARDEN ROOM that is also dual aspect and includes a range of built in cupboards
- SHOWER ROOM with DOUBLE width fully tiled walk-in shower, remainder of walls tiled to half height, hand basin in vanity unit with 3 cupboards and 2 drawers, and built in double fronted full height airing cupboard



Offers In Excess Of £272,000

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DESCRIPTION

In a sought after location, this is an individually designed, spacious 1,260 sq ft, non-estate, three double bedroom (with built in wardrobes to two bedrooms) and two reception (including 265 sq ft lounge diner), detached bungalow and a tandem garage workshop, as well extensive off road parking including car port, on a generous 0.19 acre plot (sts) with field views, all in the very desirable village of Thimbleby that includes the Durham Ox pub and restaurant, an active church, yet only 1.1 mile from the centre of the well serviced historic market town of Horncastle, and there is NO 'upward CHAIN'.

It also benefits from UPVC double glazing including external rear door, PVC soffits and fascias, central heating with annually serviced boiler, external light and water supplies.

The property consists of spacious 'L' shaped hall, 265 sq ft lounge diner (with display fireplace, 2 ceiling and 2 wall lights), dual aspect as well as glazed door to garden room (that is also dual aspect and includes a range of built in cupboards), kitchen breakfast room (with solid oak fronted units, display cabinet, slot in Hotpoint electric cooker with fan assisted oven and ceramic hob, space/plumbing for fridge and washing machine), shower room (with double width fully tiled walk-in shower, remainder of walls tiled to half height, hand basin in vanity unit with 3 cupboards and 2 drawers, and built in double fronted full height airing cupboard), and the three double bedrooms with a bank of built in full height wardrobes/cupboards to the master bedroom, and built in wardrobe to the third bedroom.

Outside are the front and rear established gardens (including private rear having field views, paved patio, aluminium framed greenhouse and pedestrian access down both sides of bungalow), and a tandem garage workshop (with light, power, window and pedestrian door to rear garden) as well extensive off road parking for four cars including car port (with light).

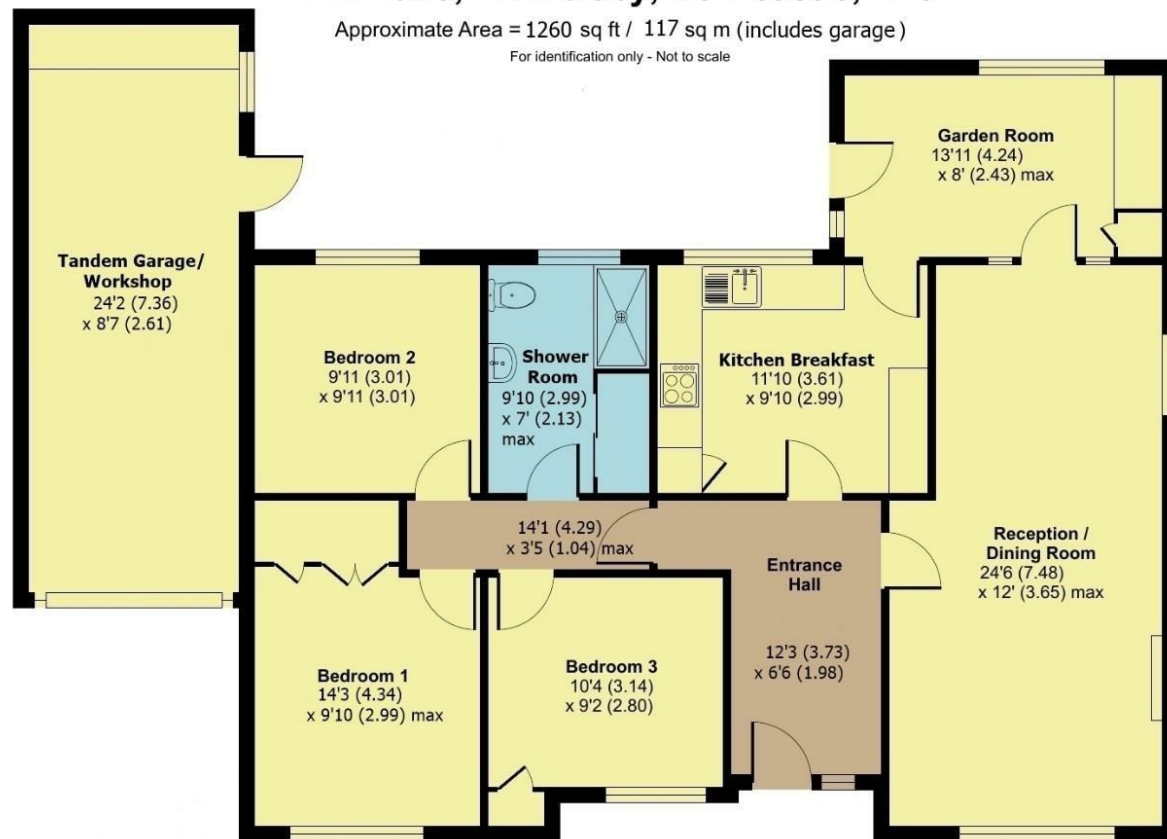




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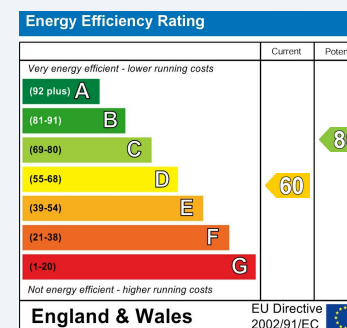
Approximate Area = 1260 sq ft / 117 sq m (includes garage)

For identification only - Not to scale



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.

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.