



## Kirk Close, West Ashby, Horncastle, LN9 5PX

- RENOVATED and very well presented THREE bedroom semi-detached HOUSE
- GENEROUS SOUTH FACING rear GARDEN with VIEWS, including TWO paved PATIOS, aluminium greenhouse, vegetable plot, THREE sheds including power, and side COURTYARD with VIEWS
- 266 sq ft LOUNGE DINER including WOOD/multi fuel BURNER and FRENCH doors to patio and rear garden with VIEWS
- Downstairs W.C. and upstairs MODERN BATH & SHOWER ROOM including free standing double ended bath with standpipe side tap and shower extension, and shower with monsoon head
- ALL BEDROOMS having BUILT IN wardrobes
- STUNNING LOCATION with adjacent far reaching COUNTRYSIDE VIEWS
- EXTENSIVE PARKING, for FOURS CARS including CARAVAN if required
- Soft closure fitted 142 sq ft KITCHEN with VIEWS, OAK worktops, 'BELFAST' sink, full height pantry unit and BUILT IN APPLIANCES including ceramic hob, oven, fridge freezer and dishwasher
- UPVC DOUBLE GLAZED including FRENCH and external doors, CENTRAL HEATING with Worcester boiler
- DESIRABLE village with pub/restaurant, church, country walks and ONLY 2 miles to well serviced historic market town centre

**Price £260,000**





# Kirk Close, West Ashby, Horncastle, LN9 5PX - Price £260,000

## DESCRIPTION

This is a renovated and very well presented three bedroom semi-detached house in a stunning location with adjacent far reaching countryside views, generous south facing rear garden with views (including two paved patios, aluminium greenhouse, vegetable plot and three sheds including power), side courtyard with views, extensive parking, for four cars including caravan if required, all in the desirable village of West Ashby which has its own pub restaurant, church, country walks, and is only two miles to the centre of the well serviced historic market town of Horncastle.

It also benefits from UPVC double glazing including French and external doors, central heating with Worcester boiler that is serviced annually, external light and water supply, and is offered freehold.

The property consists of an entrance lobby, hall with under stairs storage cupboard, 266 sq ft lounge diner (including wood/multi fuel burner, access to hall and kitchen, window and French doors to patio and rear garden with views), soft closure fitted 142 sq ft kitchen (with the views, oak worktops, 'Belfast' sink, full height pantry unit and built in appliances including ceramic hob, oven, fridge freezer and dishwasher), utility room (with oak worktop and space/plumbing for two appliances), downstairs W.C, landing, modern bath & shower room (including free standing double ended bath with standpipe side tap and shower extension, and shower with monsoon head), master bedroom (with built in full height sextuple wardrobes) and bedrooms two and three also with built in wardrobes, all bedrooms having views to adjacent countryside.

It is only 2 miles from the centre of the historic market town of Horncastle whose amenities include supermarkets, doctors, dentists, 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 only about 1.5 miles away.







# Kirk Close, West Ashby, Horncastle, LN9

Approximate Area = 1103 sq ft / 102.4 sq m

For identification only - Not to scale



**GROUND FLOOR**  
APPROX FLOOR  
AREA 57.2 SQ M  
(616 SQ FT)



**FIRST FLOOR**  
APPROX FLOOR  
AREA 45.2 SQ M  
(487 SQ FT)

**RICS Certified Property Measurer**  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hunters Property Group. REF: 1103175

## Viewings

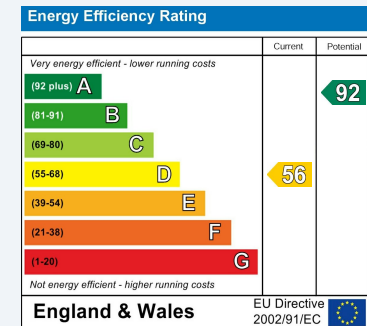
Please contact [horncastle@hunters.com](mailto:horncastle@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## 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.

**HUNTERS®**  
HERE TO GET *you* THERE



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