



West Street, Horncastle

- EXTREMELY WELL presented GEORGIAN PERIOD terraced COTTAGE
- FULLY REFURBISHED including NEW kitchen, NEW bathroom, NEW en-suite
- EXPOSED timber ceiling and wall BEAMS, period style internal wooden doors, SLIDING SASH windows
- Dual aspect LOUNGE with OPEN fireplace and RECLAIMED OAK flooring
- Downstairs modern BATHROOM with ROLL TOP, CLAW FOOT bath, upstairs modern EN-SUITE

- TWO DOUBLE bedrooms, TWO receptions, TWO bathrooms
- NEW Worcester boiler and central heating system incl retro style radiators, NEW electricity consumer unit
- Block paved LARGE PATIO and well stocked cottage GARDEN with shed
- DINING room, MODERN soft closure fitted KITCHEN, built in period style dresser, dishwasher, washer dryer
- CONVENIENT for both COUNTRY WALKS and WELL SERVICED historic market TOWN CENTRE

Price £150,000

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West Street, Horncastle

DESCRIPTION

This is an extremely well presented two double bedroom, two reception, two bathroom, Georgian period terraced cottage, truly benefitting from an extensive programme of works over the last three and a half years to provide modern comfortable living yet with a wealth of period features, as well as having a block paved large patio and a well stocked cottage garden with shed, all in a very convenient location for the centre of the well serviced historic market town of Horncastle and country walks, and there is NO 'upward CHAIN'.

Extensive works include new soft closure kitchen as well as built in period style dresser, dishwasher and washer dryer, new downstairs bathroom having a roll top claw foot bath, installation of new upstairs en-suite shower room, new Worcester boiler and central heating system including retro style radiators, new electricity consumer unit, reclaimed oak flooring to lounge, new carpets to bedrooms, landing and stairs, as well as being decorated throughout.

The property also benefits from exposed timber ceiling and wall beams, period style internal wooden doors, Georgian style sliding sash windows and is offered freehold.

It consists of dual aspect lounge with open fireplace, exposed timber ceiling beam and reclaimed oak flooring, dining room with display fireplace and quarry tiled floor, modern soft closure kitchen continued from the dining room, downstairs modern bathroom including roll top bath, landing, master and second double bedrooms both with dormer window and exposed wooden wall beams, and there is an en-suite shower room.

Outside there is a covered illuminated flagstone passageway from the front, including to the rear of the property, block paved large patio, compact woodstore and to the well stocked cottage garden having a central paved path leading to a second seating area and shed.

Horncastle amenities include supermarkets, doctors, dentist, main Post Office, grammar, secondary and primary schools and swimming baths etc.

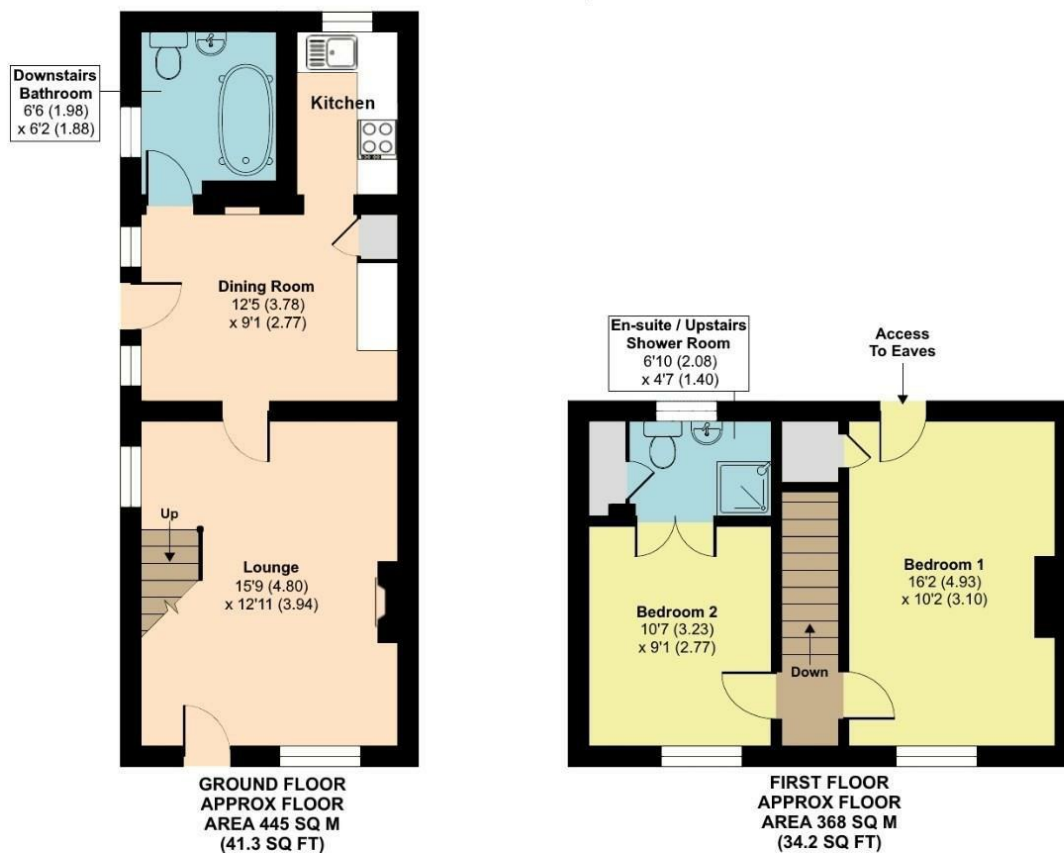




West Street, Horncastle, LN9

Approximate Area = 813 sq ft / 75.5 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). © nitchecom 2022. Produced for Hunters Property Group. REF: 927176

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

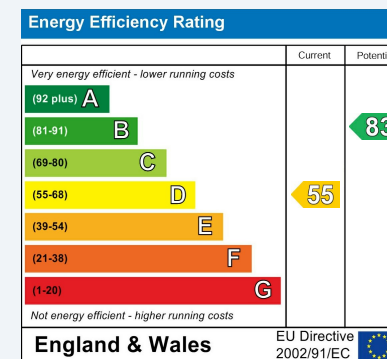
Tel: 01507 524910 Email:

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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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