



Paradise Place, Horncastle, Lincolnshire, LN9 6AE

- IDEAL for FIRST TIME BUYERS or INVESTORS, ONLY a council tax BAND 'A'
- Fully fenced/ ENCLOSED LOW MAINTENANCE paved GARDEN with gravelled border and raised timber planters
- UPVC DOUBLE GLAZED including external doors, electric heating
- UPSTAIRS MODERN BATHROOM with bath having mixer taps including hand held shower extension, pedestal hand basin and low level close coupled toilet
- Fitted KITCHEN including slot in electric cooker (with fan assisted oven, separate grill and ceramic hob), space/plumbing for fridge freezer, washing machine and tumble dryer
- TWO bedroom, WELL PRESENTED & UPDATED cottage
- VERY CONVENIENT for well serviced historic TOWN CENTRE
- PAIR of secure BRICK built and slate roofed OUTBUILDINGS, outside storage space to the side of them
- LIVING ROOM with views to garden and space/power supply for feature electric fireplace

Price £105,000



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DESCRIPTION

Ideal for first time buyers or investors, this is a well presented and updated, two bedroom cottage, in a convenient location for the centre of the well serviced historic market town of Horncastle.

The property consists of a living room (with views to garden and space/power supply for feature electric fireplace), fitted kitchen (including base and wall units, slot in electric cooker with fan assisted oven, separate grill and ceramic hob, space/plumbing for fridge freezer, washing machine and tumble dryer, and has understairs space), landing, modern bathroom (with bath having mixer taps including hand held shower extension, pedestal hand basin and low level close coupled toilet), master bedroom (with built in cupboard), and bedroom two.

Outside is a fully fenced/ enclosed low maintenance paved garden (with gravelled border and raised timber planters) and there are a pair of secure brick built and slate roofed outbuildings (with outside storage space to the side of them).

It also benefits from UPVC double glazing including the external doors, electric heating, is only a council tax band 'A', currently £1,482.41 gross per annum, and is offered freehold.

Located in a popular residential road in the well serviced historic market town of Horncastle, and 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 approx. two and a half miles away.





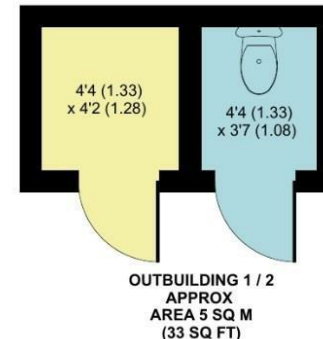
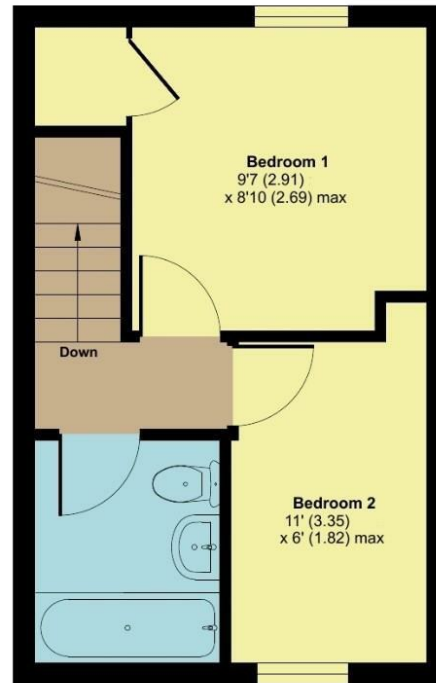
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Approximate Area = 462 sq ft / 42.9 sq m

Outbuildings = 33 sq ft / 3 sq m

Total = 495 sq ft / 45.9 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 2025. Produced for Hunters Property Group. REF: 1340949

Viewings

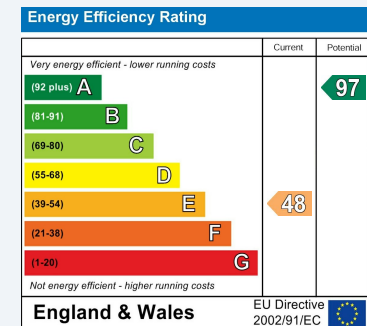
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.



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