



Holly Close, Horncastle, Lincolnshire, LN9 5EX

- VERY well presented and beautifully FULLY REFURBISHED semi-detached BUNGALOW
- Front and PRIVATE rear GARDENS including NEW patio
- REUBISHMENT includes ALL NEW: UPVC double glazed windows and external doors, boiler and radiators, kitchen, shower room, sockets and light fittings, internal doors, plastering and tiling, carpets and flooring
- LOUNGE DINER with OAK flooring, ENTRANCE lobby and inner HALL with built in cupboard
- Modern, fully tiled SHOWER ROOM with frame-less walk in shower having monsoon and flexible hose shower heads, hand basin in soft close vanity, and there is a built in full height cupboard
- Detached GARAGE WORKSHOP (with light and power) and DRIVE/access approx. 70ft/ 21.34m long
- GOOD '72' ENERGY efficiency RATING, ONLY a council TAX BAND 'A'
- NEW garage fibreglass roof and door, new fencing and gate, new patio and garden brickwork
- MODERN soft closure fitted KITCHEN including fan assisted oven, ceramic hob, curved glass extractor hood, built in fridge and slide out spice rack unit, space/plumbing for washing machine etc
- Mains gas CENTRAL HEATING including NEW BOILER and RADIATORS, UPVC DOUBLE GLAZED including external doors

Price £150,000

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DESCRIPTION

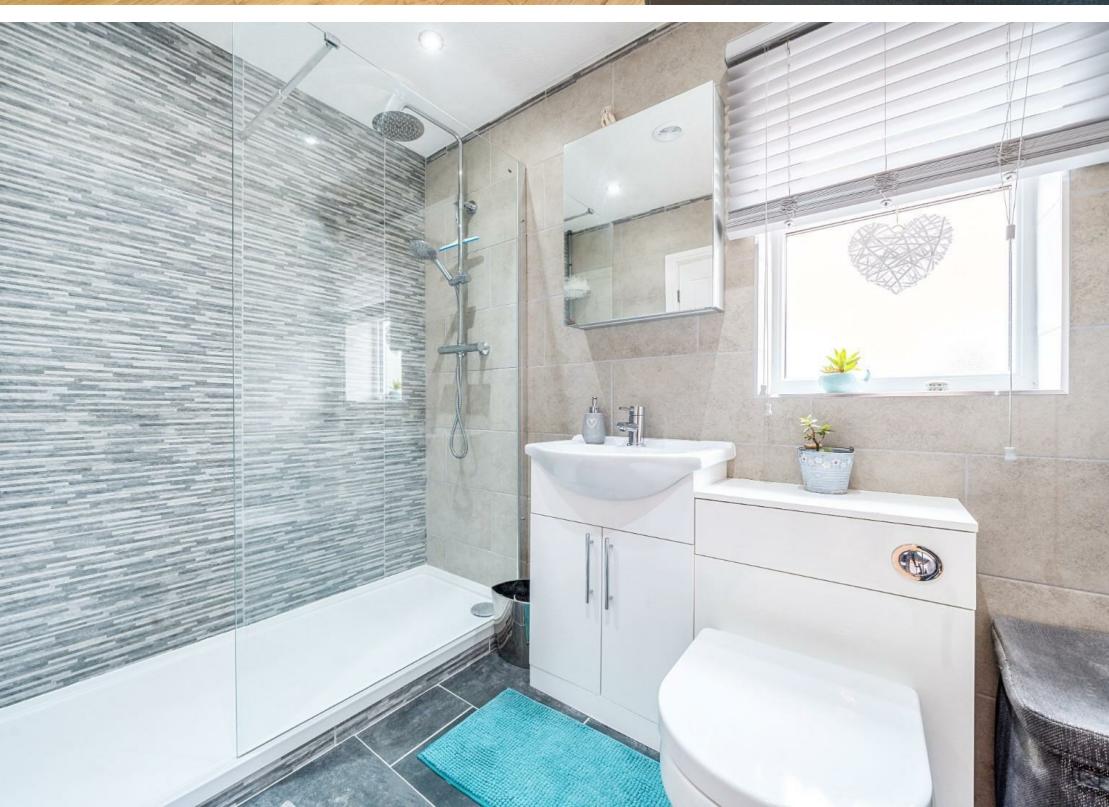
This is a very well presented, beautifully fully refurbished, semi detached one bedroom modern bungalow on a good sized plot, with a detached garage workshop (having light and power) and extensive drive/access approximately 70 ft/21.34m long, front and private rear gardens including new patio, a good '72' energy efficiency rating, and is only a council tax band 'A', all on the edge of the well serviced historic market town of Horncastle.

Refurbishment works include ALL NEW: UPVC double glazed windows and external doors, mains gas boiler and radiators, kitchen, shower room, sockets and light fittings, internal doors, plastering and tiling, carpets and flooring, garage fibreglass roof and door, fencing and gate, patio and garden brickwork!

The property consists of entrance lobby, lounge diner with oak flooring, modern soft closure fitted kitchen (including stainless steel/glass fronted fan assisted oven, ceramic hob, curved glass/stainless steel extractor hood, built in fridge, slide out spice rack unit, space/plumbing for washing machine etc), inner hall (with built in cupboard), modern, fully tiled shower room (with frame-less walk in shower having monsoon and flexible hose shower heads, hand basin in soft close vanity, and there is a built in full height cupboard), and the master bedroom.

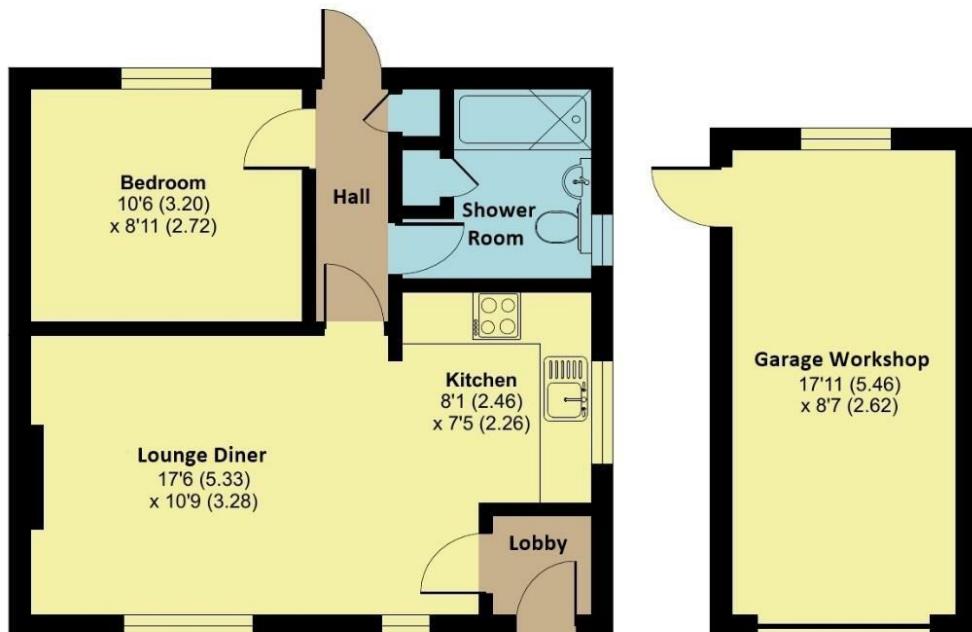
This popular cul-de-sac location on the edge of the well serviced historic market town of Horncastle whose amenities include supermarkets, doctors, dentist, main Post Office, grammar, secondary and primary schools, swimming baths, fitness centre, bowling green etc. and Horncastle golf course and the Ashby Park fishing lakes are approximately 3 miles away.





Holly Close, Horncastle, LN9

Approximate Area = 441 sq ft / 40.9 sq m
Garage = 156 sq ft / 14.4 sq m
Total = 597 sq ft / 55.4 sq m
For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 40.9 SQ M
(441 SQ FT)



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024.
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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		72
(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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