



South Street, Horncastle

- SPACIOUS 1,000 sq ft end of terrace HOUSE, NO 'upward CHAIN'
- EXTENSIVELY REFURBISHED but NEEDS FINISHING
- UPVC double glazing, majority SLIDING SASH style, composite front door
- ELECTRICAL RE-WIRING, OAK and RECLAIMED wooden FLOORING
- FEATURE modern BATHROOM with slipper bath, En-suite SHOWER, W.C.
- TWO DOUBLE bedrooms, TWO receptions, TWO bathrooms and W.C.
- GOOD '70' ENERGY efficiency RATING
- WOOD BURNER, REPLACEMENT CENTRAL HEATING, Worcester BOILER
- KITCHEN BREAKFAST with soft closure units and Stoves RANGE COOKER
- CONVENIENT for well serviced historic TOWN CENTRE

Price Guide £90,000

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South Street, Horncastle

DESCRIPTION

This is a spacious 1,000 sq ft (sts) two double bedroom (was a three bed), two reception, two bathroom and W.C, end of terrace house, that has been extensively refurbished but needs finishing, in a very convenient location for the centre of the well serviced historic market town of Horncastle and there is NO 'upward CHAIN'.

The property also benefits from UPVC double glazing majority sliding sash style, composite front door, replacement central heating including Worcester boiler, wood burner, electrical re-wiring, high floor to ceiling heights, oak and reclaimed wooden flooring, good '70' energy efficiency rating and the property is offered freehold.

It consists of entrance hall with large open plan under stairs area, dual aspect lounge with wood burner and reclaimed wooden flooring, modern kitchen breakfast room (with soft closure units, Stoves range cooker, Samsung American style fridge freezer and glazed exterior glazed door off to the courtyard), second reception which also has plumbing, large downstairs W.C. (which may accommodate a shower), landing with built in boiler storage cupboard, modern feature bathroom with slipper bath, master bedroom, en-suite shower room (furnishings and fittings to remain) and dual aspect second double bedroom. All of the upstairs has oak flooring except the en-suite and boiler cupboard.

Outside there is a private secure passageway to the side of the property, with its own lighting, that leads past the kitchen breakfast 'courtyard' having an outside lantern light and gas meter wall housing, and on to the far end where there is an attached open fronted store room having electricity supply.

The property is convenient for the centre of the 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 it is only about 2.4 miles to the Horncastle golf course and the Ashby Park fishing lakes.





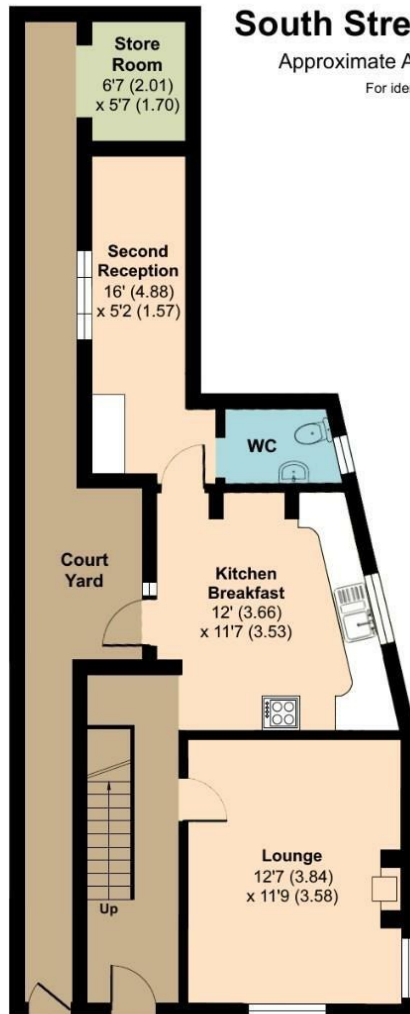
South Street, Horncastle, LN9

Approximate Area = 1009 sq ft / 93.7 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 47.6 SQ M
(513 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 46 SQ M
(496 SQ FT)

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		83
(81-91) B		
(69-80) C	70	
(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.

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:

horncastle@hunters.com <https://www.hunters.com>



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