



The Ropewalk, , Horncastle, LN9 5BF

- Very SPACIOUS 1,345 sq ft, well presented, MODERN town HOUSE, in CONVENIENT location for CENTRE of well serviced historic market TOWN
- Tandem PARKING for 2 CARS incl integral GARAGE, drive through if desired (with REPLACED REMOTE controlled roller shutter door, and also having light and power)
- Very GOOD '74' ENERGY efficiency RATING, SLIDING SASH style UPVC double glazed, mains GAS CENTRAL HEATING with NEW 2024 Vaillant BOILER and HIVE remote control system
- Dual aspect, fitted MODERN KITCHEN DINER incl 2 ceiling lights, display lighting, BUILT IN Zanussi 4 ring gas hob, fan assisted electric oven with LCD display & space fridge freezer
- Flexible accommodation FOUR bedrooms (three doubles & generous fourth), THREE bathrooms and TWO receptions, OR FIVE bedrooms and one reception
- PRIVATE, LOW MAINTENANCE rear garden, FULLY fenced/brick wall enclosed, incl 2 paved GENEROUS patios, quality artificial grass, external lighting, power & water tap
- TWO RECEPTIONS incl dual aspect 170 sq ft LOUNGE with 2 ceiling lights and FEATURE fireplace having GRANITE background & hearth, OFFICE/FIFTH BEDROOM
- UTILITY ROOM incl worktop, sink, base cupboard and appliance space/plumbing

Price £220,000



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DESCRIPTION

A very spacious 1,345 sq ft, well presented, modern town house having flexible accommodation with four bedrooms (three doubles & generous fourth), three bathrooms, and two receptions, or five bedrooms and one reception, also having tandem parking for 2 cars incl integral garage, drive through if desired (with replaced remote controlled roller shutter door, light and power), private, low maintenance rear garden (fully fenced/brick wall enclosed and incl 2 generous paved patios, quality artificial grass, external lighting, power & water tap), all in a convenient location for the centre of the well serviced historic market town of Horncastle.

It also benefits from a very good '74' energy efficiency rating (see attached graph), sliding sash style UPVC double glazing, mains gas central heating with new 2024 Vaillant boiler and Hive remote control system, 'stone' window sills, and is only a council tax band 'C'.

The property consists of entrance hall (with built in cupboard) and bi-folding door to dual aspect, modern fitted kitchen diner (incl 2 ceiling lights, display lighting, built in Zanussi 4 ring gas hob, fan assisted electric oven with LCD display & space for French/American style fridge freezer), utility room (incl worktop, sink, base cupboard and appliance space/plumbing).

On the 1st floor is the landing (with 2 ceiling lights), dual aspect 170 sq ft lounge (with 2 ceiling lights and feature fireplace having granite background & hearth), office/fifth bedroom, shower room (with double width shower), and bedroom 2.

On the 2nd floor is the landing (with built in cupboard), bathroom (with separate shower, rail & curtain over bath), master bedroom (with 2 built in wardrobes), en-suite (with new shower system incl monsoon & flexible shower heads), bedrooms 3 & 4.

All 3 bath/shower rooms are wall tiled and 2 have shaver points.

Horncastle amenities include supermarkets, doctors, dentists, grammar, secondary & primary schools, swimming baths, fitness centre, etc.





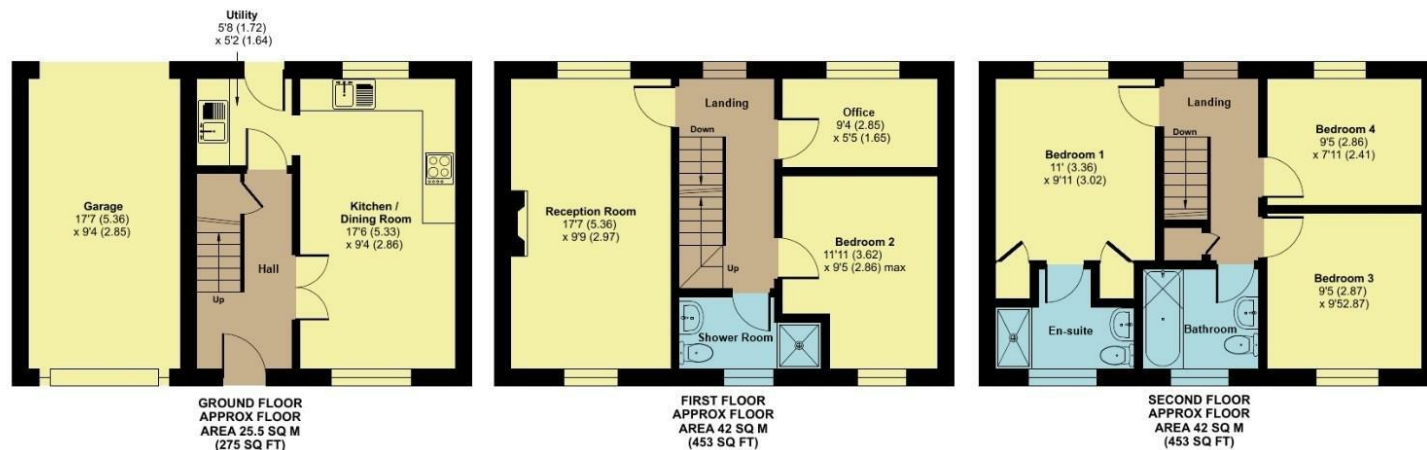
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Approximate Area = 1181 sq ft / 109.7 sq m

Garage = 162 sq ft / 15 sq m

Total = 1343 sq ft / 124.7 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). © nitchcom 2025.
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Viewings

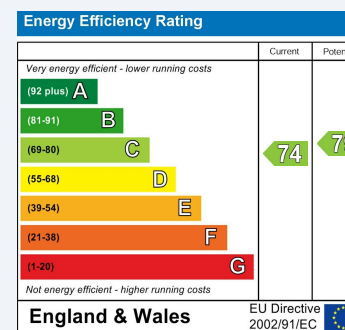
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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.