



Queen Street, , Horncastle, Lincs, LN9 6BD

- PERIOD, VERY SPACIOUS 1,475 sq ft town house
- NO 'upward CHAIN', CONVENIENT for town CENTRE
- LOUNGE and DINING rooms with feature fireplaces, and 3rd RECEPTION
- BATHROOM with separate SHOWER over bath, Downstairs large W.C. (potential shower room)
- AWARD WINNING electric heat retention RADIATORS
- EXTENDED, includes THREE bedrooms and THREE receptions
- PERIOD FEATURES incl SLIDING SASH windows, flooring etc
- Fitted KITCHEN, Full height dry CELLAR
- Master bedroom, 185 sq ft second double bedroom and generous sized third bedroom
- SOUTH WEST brick walled GARDEN, Brick WORKSHOP

Price £200,000



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DESCRIPTION

Period, very spacious 1,475 sq ft extended three bedroom, three reception town house providing modern comfortable living as well as having period features including sliding sash windows, fireplaces, flooring etc and there is a south west facing brick walled secluded rear garden as well as integral workshop, attached brick store room and a full height dry cellar, all in a conservation area convenient for the centre of the well serviced historic market town of Horncastle and schools and there is NO 'upward CHAIN'.

The property consists of entrance hall with period flooring, lounge with original flooring and feature open fireplace, dining room with quarry tiled floor and feature display fireplace, fitted kitchen with new external door, dry cellar room with full floor to ceiling height, large downstairs W.C. (potential shower room), landing, 3rd reception, bathroom with separate shower over the bath, master bedroom, 185 sq ft second double bedroom and there is a generous sized third bedroom.

Outside there is a metal rail enclosed low maintenance gravelled frontage ideal for potted plants, south west facing brick walled & secluded rear garden, majority paved having borders & beds for plants, and there is an integral workshop as well as an attached brick store room which may be converted to provide other uses.

It also benefits from Georgian style sliding sash windows including refurbished and German award winning Electric Heating Company electric heat retention radiators offering smart control with highly efficient partial heat storage technology. Mains gas is also connected. The property is grade II listed and offered freehold.

The well serviced historic market town of Horncastle amenities include supermarkets, doctors, dentist, main Post Office, grammar, secondary and primary schools, swimming baths, fitness centre, bowling green etc. and Ashby Park fishing lakes are approx. two and a half miles away.





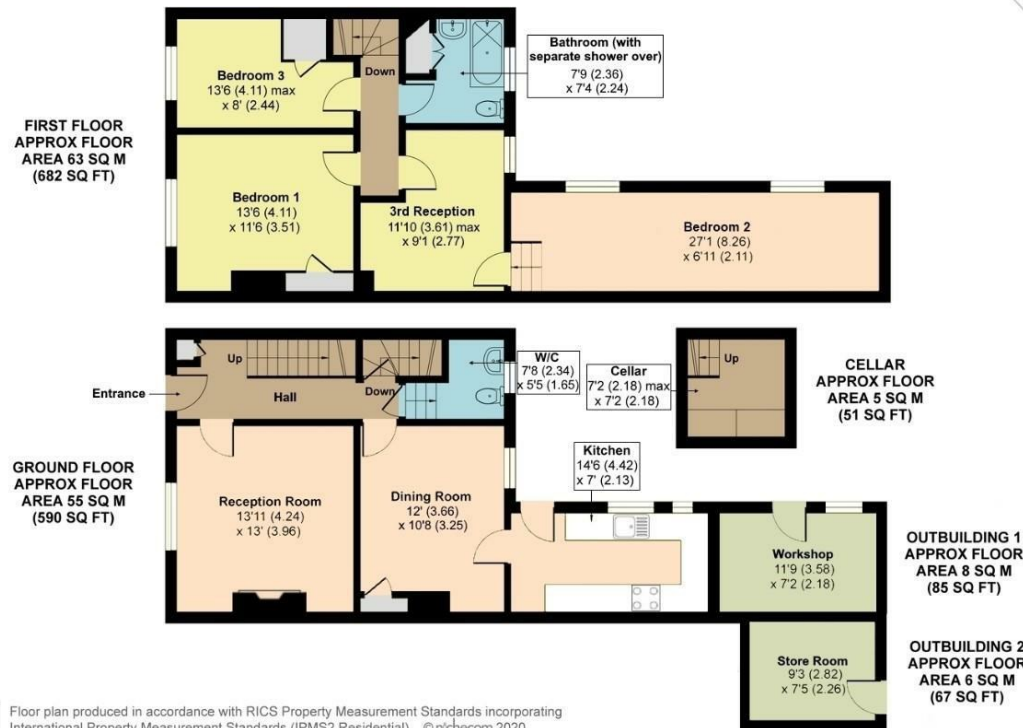
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Approximate Area = 1323 sq ft / 123 sq m

Outbuilding = 152 sq ft / 14 sq m

Total = 1475 sq ft / 137 sq m

For identification only - Not to scale



Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2020. Produced for Hunters Property Group. REF: 662403

Viewings

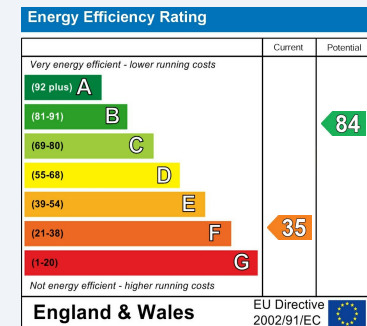
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



10 East Street, Horncastle, LN9 6AZ
Tel: 01507 524910 Email: horncastle@hunters.com <https://www.hunters.com>

