



College Close, Horncastle, Lincs, LN9 6BY

- IDEAL for FIRST TIME BUYERS or INVESTORS and having NEW BATHROOM, KITCHEN, BOILER and electrical CONSUMER UNIT
- TANDEM off road PARKING for 2 x CARS
- UPVC doubled glazed including FRENCH and replaced front doors, Mains GAS CENTRAL HEATING including NEW 2023 Ideal BOILER serviced annually
- MODERN fitted KITCHEN incl Hotpoint slot in electric cooker (2 years old, double oven, fan assisted and ceramic hob), curved glass extractor hood, space/plumbing for 2-3 appliances
- BUILT-IN DOUBLE/TRIPLE wardrobes/cupboards to BOTH bedrooms
- VERY well presented TWO BEDROOM terraced MODERN house with GOOD '71' ENERGY efficiency RATING, is ONLY a council TAX band 'A'
- SOUTH EAST facing fully fenced and SECLUDED rear GARDEN with 2 x SEATING AREAS including paved and a SHED
- LOUNGE with FRENCH doors off to rear garden
- MODERN BATHROOM with separate SHOWER and glass pivot shower screen over the bath, hand basin with single mixer tap in vanity unit with cupboard under, tiled walls
- POPULAR LOCATION within WELL SERVICED historic MARKET TOWN

Price £120,000



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DESCRIPTION

Ideal for first time buyers or investors, and having new bathroom, kitchen, boiler and electrical consumer unit, this a very well presented, two bedroom terraced modern house with a good '71' energy efficiency rating, tandem off road parking for 2 x cars, south east facing fully fenced and secluded rear garden with 2 x seating areas including paved, and a shed, all in a popular location within the well serviced historic market town of Horncastle.

It also benefits from UPVC doubled glazed including French and replaced front doors, mains gas central heating with new 2023 Ideal boiler serviced annually, is only a council tax band 'A', and is offered freehold.

The property consists of recessed entrance porch with secure utility storage cupboard to one side, entrance hall, modern fitted kitchen (including Hotpoint slot in electric cooker only 2 years old having double oven, fan assisted and 4 ring ceramic hob, curved glass extractor hood, space/plumbing for fridge freezer and washing machine and further under counter space), open plan to the lounge having French doors off to the rear garden, modern bathroom (with separate shower and glass pivot shower screen over the bath, hand basin with single mixer tap in vanity unit with cupboard under, tiled walls), landing, master bedroom with built in triple wardrobe and second bedroom with built in double wardrobe/cupboard.

Located in a popular residential cul-de-sac road in the well serviced historic market town of Horncastle whose amenities include supermarkets, doctors, dentists, 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 2.7 miles away.

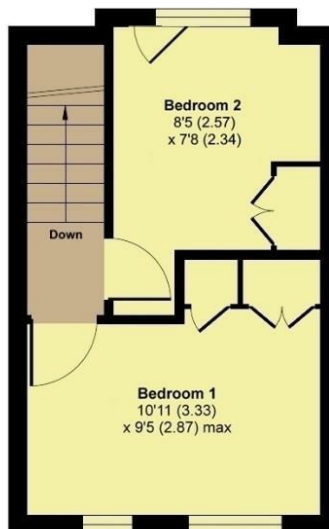




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Approximate Area = 463 sq ft / 43 sq m

For identification only - Not to scale



FIRST FLOOR
APPROX FLOOR
AREA 18 SQ M
(194 SQ FT)

GROUND FLOOR
APPROX FLOOR
AREA 27.4 SQ M
(269 SQ FT)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Hunters Property Group. REF: 1312336

Viewings

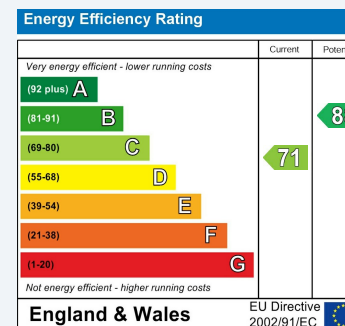
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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>

