



College Close, Horncastle

- EXTENDED TWO bedroom, TWO reception MODERN house
- SOUTH WEST facing GARDEN, extensive PATIO, shed
- LOUNGE with bow window, ENTRANCE room
- BATHROOM with separate SHOWER over the bath
- Off road PARKING for THREE cars, can be extended for FIVE
- Dual aspect DINING room with FRENCH doors to patio + garden
- Fitted KITCHEN BREAKFAST room
- UPVC double glazed including French and external doors
- POPULAR cul-de-sac in WELL SERVICED market TOWN

Mains gas CENTRAL HEATING with annually serviced boiler
Offers In Excess Of £150,000

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College Close, Horncastle

DESCRIPTION

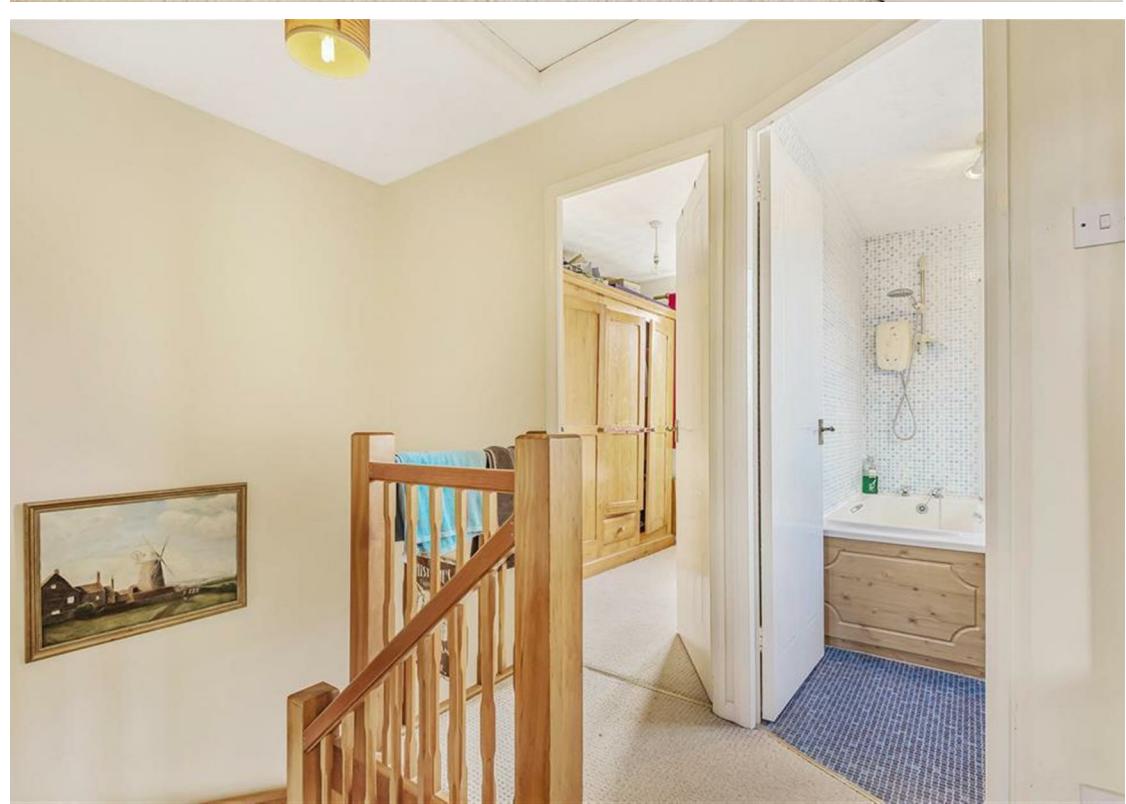
This is an extended two bedroom, two reception, semi-detached modern house, with extensive off road parking for three cars and front garden that could be utilised for two further parking spaces if required, as well as a south west facing fully enclosed rear garden with extensive sandstone style paved patio and a shed (that has light, power and water supply), all in a popular cul-de-sac of the well serviced historic market town of Horncastle.

The property consists of entrance room, dual aspect dining room with French doors off to the patio and garden, lounge with feature bow window, fitted kitchen breakfast room, landing with built in cupboards, bathroom with separate shower over the bath, master bedroom and bedroom two.

It also benefits from UPVC double glazing including French and external doors, mains gas central heating with annually serviced boiler and the property is offered freehold.

Located in a popular residential cul-de-sac road in 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 2.7 miles away.

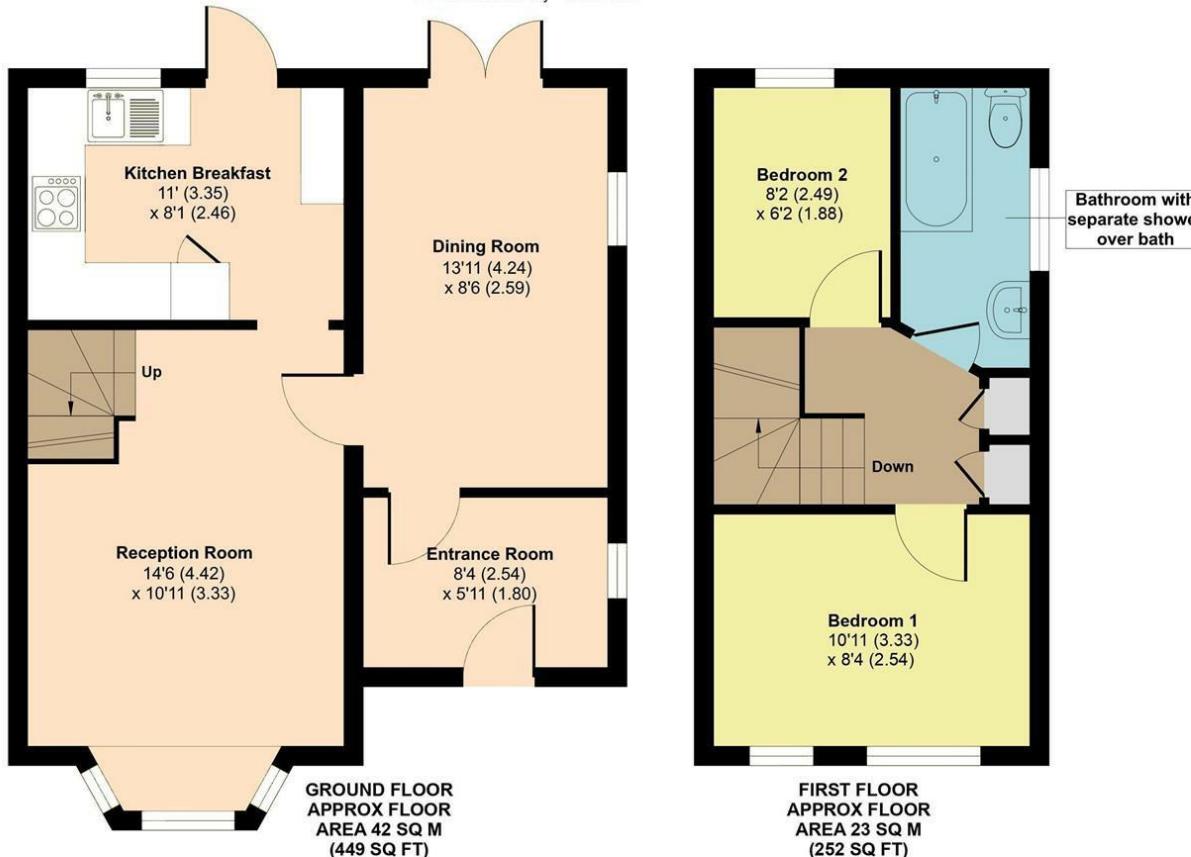




College Close, Horncastle, LN9

Approximate Area = 701 sq ft / 65 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). © n'checon 2022. Produced for Hunters Property Group. REF: 827855



Certified
Property
Measure

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 www.hunters.com



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		61
(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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