



Main Road, Thimbleby

- Well presented, SPACIOUS, TWO DOUBLE bedroom, TWO reception, semi-detached country COTTAGE with field VIEWS
- Detached GARAGE (having LIGHT and POWER) with DRIVE for TWO cars
- Dual aspect SITTING ROOM with FEATURE open fireplace, UPVC double glazed CONSERVATORY having light and power
- BREAKFAST ROOM with built in PANTRY
- UPVC double glazed including external door, CENTRAL HEATING with annually serviced boiler
- NO 'upward CHAIN', Council TAX BAND only a 'B'
- SOUTH WEST facing, SECLUDED and fully fenced rear GARDEN including PERGOLA covered PATIO
- MODERN fitted KITCHEN BREAKFAST room including Rangemaster RANGE COOKER
- LARGE BATHROOM with SHOWER over the bath
- VERY DESIRABLE VILLAGE including PUB/restaurant, yet ONLY 1.1m to well serviced TOWN CENTRE

Price £170,000

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Main Road, Thimbleby

DESCRIPTION

This is a well presented, spacious, two double bedroom, two reception, semi-detached country cottage with field views, and having a detached garage with off road parking for two cars, front garden and a south west facing, fully fenced rear garden with pergola covered patio, all in the very desirable village of Thimbleby that includes the Durham Ox pub and restaurant, and an active church, yet only 1.1 miles from the centre of the well serviced historic market town of Horncastle and there is NO 'upward CHAIN'.

The property consists of UPVC double glazed conservatory with light and power, inner hall with built in cloaks/storage room, dual aspect lounge with feature open fireplace, modern fitted kitchen including Rangemaster range cooker (butchers block is excluded), breakfast room with built in pantry, generous landing, large bathroom with shower over bath, master bedroom and second double bedroom.

Outside, the south west facing, secluded and fully enclosed rear garden, with pergola covered patio, there is also access to the pedestrian side door of the concrete sectional detached garage (having light and power), and gate to the both the front garden and to the drive, suitable for two cars.

The property also benefits from UPVC double glazing including external door, central heating with annually serviced boiler, external lighting and water supply, council tax band of only 'B', currently £1,559.23 gross annually, and is offered freehold.

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





Approximate Area = 865 sq ft / 80.3 sq m
Garage = 195 sq ft / 18.1 sq m
Total = 1060 sq ft / 98.4 sq m

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For identification only - Not to scale



**Detached
Garage**
20' (6.10)
x 9'9" (2.97) max

**GARAGE
AREA 18.1 SQ M
(195 SQ FT)**

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.

Please contact our Hunters Horncastle Office on 01507 524910 if you wish to arrange a viewing appointment for this property or require further information.

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