



## Steadman Court, , Horncastle, Lincs, LN9 6DL

- HIGH STANDARD TWO DOUBLE bedroom end terrace HOUSE in VERY CONVENIENT location for CENTRE of well serviced historic TOWN
- GOOD '77' ENERGY efficiency RATING
- MODERN fitted KITCHEN BREAKFAST room including solid OAK blockwood worktops and ISLAND breakfast bar
- WEST FACING brick wall and metal railing fully enclosed LOW MAINTENANCE GARDEN with feature hedgerow
- Mains GAS CENTRAL HEATING with annually serviced Worcester boiler
- TWO allocated CAR PARKING spaces, Council TAX BAND only an 'A'
- DUAL ASPECT LOUNGE with feature display fireplace
- MODERN BATHROOM with separate SHOWER over the offset bath
- SLIDING SASH style DOUBLE glazed windows, including fitted blinds
- MASTER BEDROOM includes power and point for wall mounted TV, BEDROOM TWO has built in double wardrobe

**Price £165,000**





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## DESCRIPTION

This is a well presented, high standard, two double bedroom end terrace house in a very convenient location for the centre of the well serviced historic market town centre, and also has a good '77' energy efficiency rating, two allocated car parking spaces, west facing brick wall and metal railing fully enclosed low maintenance garden with feature hedgerow, and is only a council tax band 'A', currently £1,370.25 gross annually.

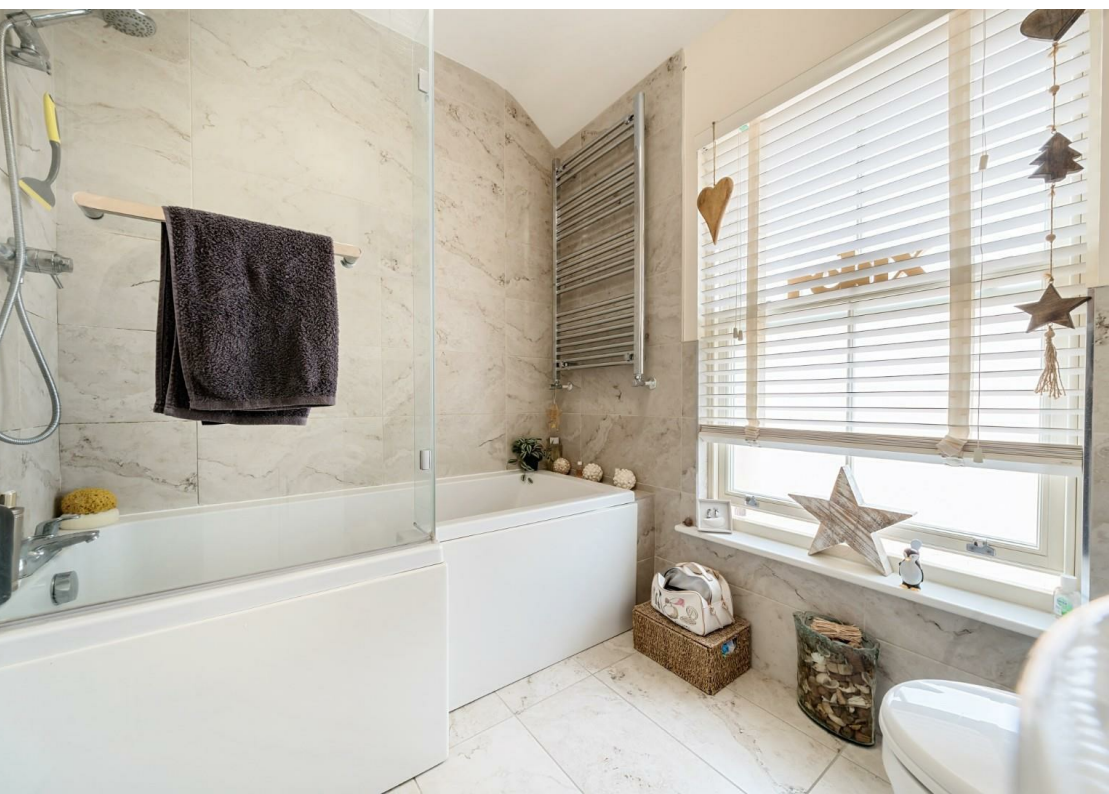
The property also benefits from sliding sash style double glazed windows, 'stone' window sills, external lighting, mains gas central heating with annually serviced Worcester boiler, light fittings and blinds are included, and is offered freehold.

It consists of a dual aspect lounge with feature display fireplace, modern fitted kitchen breakfast room (including solid oak blockwood worktops and island breakfast bar, stainless steel/glazed front oven, ceramic hob, stainless steel extractor hood, double fronted pantry/utility cupboard etc), landing, modern bathroom with separate shower over the offset bath, master bedroom including power and point for wall mounted TV, and bedroom two with a built in double wardrobe.

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 only 2.2 miles away.





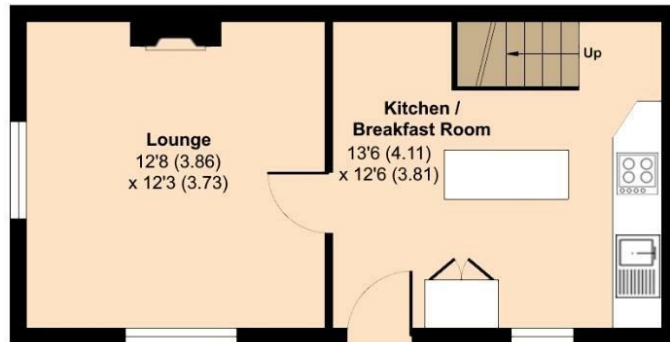




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Approximate Area = 656 sq ft / 60.9 sq m

For identification only - Not to scale



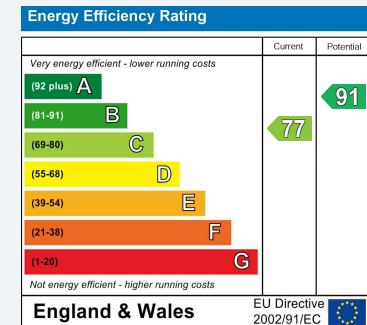
**GROUND FLOOR**  
APPROX FLOOR  
AREA 30.4 SQ M  
(328 SQ FT)



**FIRST FLOOR**  
APPROX FLOOR  
AREA 30.4 SQ M  
(328 SQ FT)

## 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.

### Viewings

Please contact [horncastle@hunters.com](mailto: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.