



Langton Hill, , Horncastle, LN9 5AH

- REFURBISHED, MODERNISED, and EXTENDED, SPACIOUS 1,790 sq ft detached HOUSE
- EXTENSIVE PARKING, attached GARAGE (with light, power and pedestrian door to house)
- 255 sq ft dual aspect LOUNGE including bay window, FRENCH doors to rear garden and WOOD BURNER
- 173 sq ft MODERN soft closure fitted solid OAK fronted KITCHEN including double oven, 5 ring gas hob, dishwasher, plumbing/space for large fridge freezer etc, MODERN UTILITY room
- UPVC double glazed including external and FRENCH doors, Mains gas CENTRAL HEATING
- FOUR bedrooms (three doubles, generous fourth), THREE spacious receptions, TWO bath/shower rooms (and W.C.)
- Front and fully fenced rear GARDENS, THREE paved patios, SUMMERHOUSE (with light and power), shed
- Dual aspect GARDEN room including FRENCH doors to rear garden, and DINING ROOM including bay window
- MODERN BATHROOM and suite including vanity unit, MODERN LARGE SHOWER ROOM and suite including shower and vanity unit, MODERN W.C.
- VERY DESIRABLE LOCATION, CONVENIENT for well serviced historic market TOWN CENTRE and COUNTRYSIDE WALKS

Guide Price £425,000

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DESCRIPTION

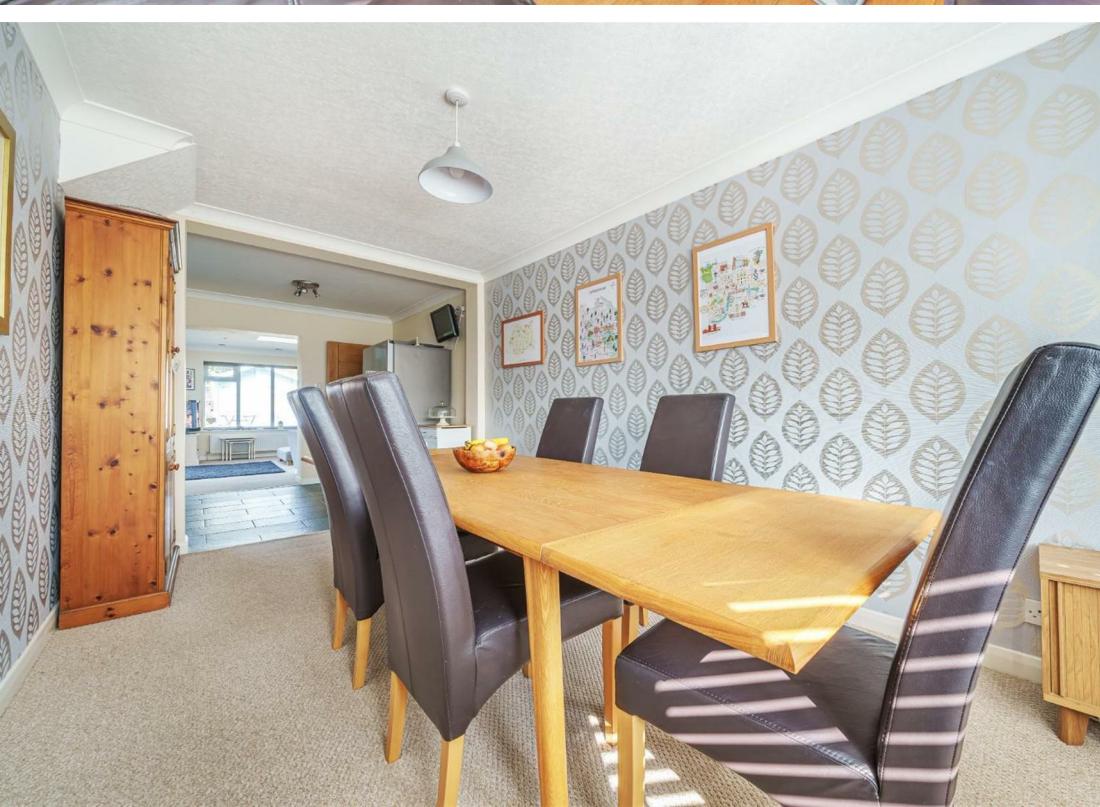
This is a very well presented, refurbished, modernised and extended, spacious 1,790 sq ft, four bedroom (three doubles and generous fourth) and three spacious receptions, two bath/shower rooms (and W.C.) detached house with extensive parking, attached garage (with light, power and pedestrian door to house), front and fully fenced rear gardens, three paved patios, summerhouse (with light and power) and shed, all in a very desirable location, convenient for the well serviced historic market town centre of Horncastle and country walks.

The property consists of generous entrance hall with built in understairs cupboard, 255 sq ft dual aspect lounge (including bay window, French doors to rear garden, oak flooring and Clearview wood burner), dual aspect garden room (as well as sky light and having French doors to rear garden), dining room including bay window, 173 sq ft modern soft closure fitted solid oak fronted kitchen (including double oven, 5 ring gas hob, dishwasher, plumbing/space for large fridge freezer etc), modern utility room, modern W.C, landing with built in double cupboard, modern bathroom and suite including vanity unit, modern large shower room and suite including quadrant shower and vanity unit, and the four bedrooms (three doubles, generous fourth and extensive range of built in furniture to two of the doubles).

It also benefits from new roof 2021, good '69' energy efficiency rating (see separate graph), UPVC double glazing including French and external doors, internal oak veneer doors downstairs, mains gas central heating with boiler that is serviced annually, security alarm system, external lighting and water supply, and window shutters are included.

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 fishing lakes are two and a half miles away.





Langton Hill, Horncastle, LN9

Approximate Area = 1666 sq ft / 154.7 sq m

Garage = 121 sq ft / 11.2 sq m

Total = 1787 sq ft / 165.9 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). ©nichecom 2023.
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Viewings

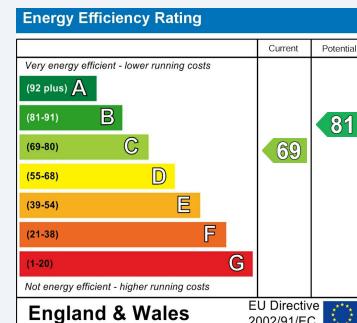
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

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