

## Foundry Street, Horncastle

- THREE DOUBLE bedroom, THREE bathrooms, FOUR receptions
- Limited 'upward chain', 275 sq ft separate GARAGE WORKSHOP
- Ground floor SHOWER/UTILITY room
- LIVING room (AGA log BURNER), LOUNGE (open fire)
- SECLUDED fully enclosed GARDEN and covered PATIO
- SPACIOUS 1,240 sq ft REFURBISHED HOUSE
- MODERN soft closure fitted KITCHEN BREAKFAST room
- MODERN BATHROOM (with shower over), MODERN EN-SUITE
- 3rd RECEPTION + Upvc CONSERVATORY (light, heat, power)
- V. CONVENIENT for well serviced market TOWN CENTRE

**Price £200,000**

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# Foundry Street, Horncastle

## DESCRIPTION

Three double bedroom, three bathroom, four reception, spacious 1,240 sq ft end terrace house of only three properties that has been modernised and upgraded by the current owners to provide comfortable living with a wealth of charm and features, also having a separate 275 sq ft garage workshop and all in a very convenient location for the centre of the well serviced historic market town of Horncastle with a limited 'upward chain'.

The property consists of dual aspect living room, with new Aga wood burner, open plan to the modern soft closure fitted kitchen breakfast room including Zanussi appliances, downstairs shower/utility room, living room (formally two rooms) with an open fireplace, third reception off to the generous UPVC double glazed conservatory having a fan light, heat and power, landing, new modern bathroom having a separate shower over the bath, master bedroom with new modern en-suite having a double width shower, second and third double bedrooms.

Outside there is the covered sandstone style paved patio, secluded fully enclosed garden and the separate garage workshop in need of some updating.

The property also benefits from UPVC double glazing including French and external doors and all new, December 2022, front windows, mains gas central heating, Aga wood burner, January 2022 roof, lining and gable end chimney flashing repaired, and the property is offered freehold.

It is located in a popular residential road that is convenient for the centre of the well serviced historic market town of Horncastle with amenities including 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 2.8 miles away.

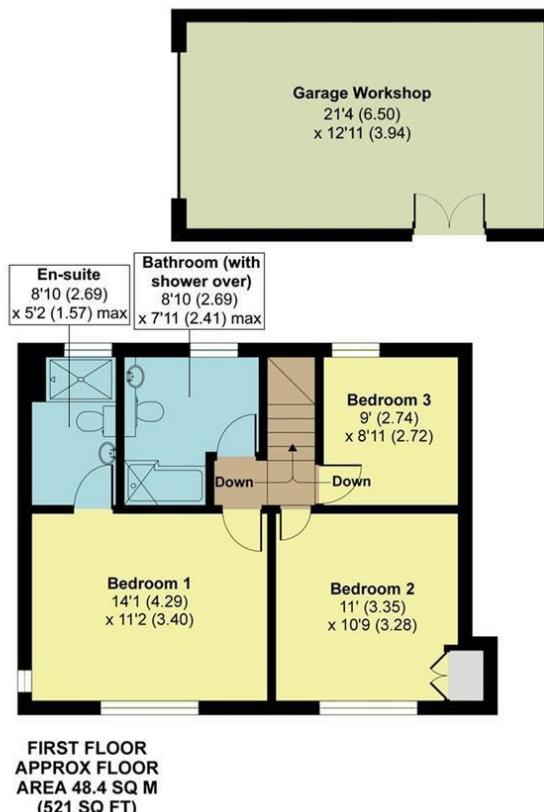
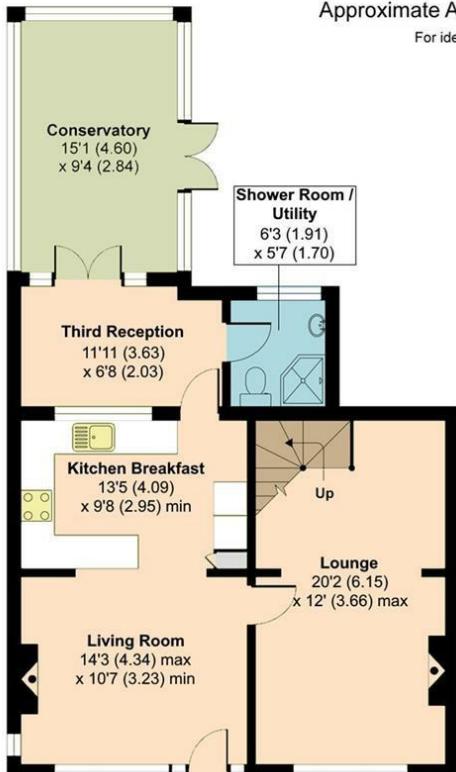




## Foundry Street, Horncastle, LN9

Approximate Area = 1326 sq ft / 123.1 sq m

For identification only - Not to scale



## 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 | 84                      |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 55                      |           |
| (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.

## 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.

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