



## Stanhope Road, , Horncastle, LN9 5DG

- Very SPACIOUS 1,820 sq ft, HIGH SPECIFICATION, detached modern BUNGALOW with GOOD '70' ENERGY efficiency RATING
- PRIVATE and secure GENEROUS 0.3 ACRE plot (sts) including landscaped gardens and features
- EXTRAORDINARILY well presented, REPLACED carpets and flooring, RECENTLY DECORATED
- MODERN BATHROOM (with SHOWER over bath), EN-SUITE with double width shower, W.C.
- PRIVATE LANDSCAPED GARDENS, two patios, new decked seating area, new Japanese style archway, vegetable plots and greenhouse
- FOUR DOUBLE bedrooms, THREE receptions, TWO bathrooms
- Detached GARAGE WORKSHOP, secluded drive, extensive PARKING including for CARAVAN
- MODERN soft closure fitted KITCHEN BREAKFAST and UTILITY rooms
- UPVC double glazed including French and external doors, Mains gas CENTRAL HEATING and UNDER FLOOR HEATING
- DESIRABLE and VERY CONVENIENT location FOR well serviced historic TOWN CENTRE

**Price £495,000**

**HUNTERS®**  
HERE TO GET *you* THERE



# Stanhope Road, , Horncastle, LN9 5DG - Price £495,000

## DESCRIPTION

Extraordinarily well presented and very spacious 1,820 sq ft (excluding detached garage workshop) high specification four double bedroom, three reception, two modern bathrooms (and W.C.) and modern fitted kitchen breakfast room as well as a utility room, individually designed detached contemporary bungalow on a generous 0.3 acre plot (sts) including a secluded drive, with detached garage workshop and extensive parking including for caravan, private all round and secure gardens in a very convenient location for the centre of the well serviced historic market town of Horncastle.

The property consists of entrance hall with two built in double cupboards and new ceiling sun tunnel, dual aspect lounge overlooking the gardens and having a feature sandstone fireplace, generous dining room that is open plan to the feature vaulted ceiling hexagonal shaped sun room having French doors off to the patio and gardens, fourth double bedroom currently used as a family room, modern soft closure fitted kitchen breakfast room with new island unit and two new skylight windows including remote, utility room, side and rear lobbies, modern W.C, bathroom with separate shower over the bath and an en-suite with double width shower, master, second and third double bedrooms all having a minimum of built in double wardrobe.

It also benefits from having been recently decorated throughout, replaced carpets and flooring throughout, minimum of double fitted wardrobes in three of the four double bedrooms, mains gas central heating and under floor heating, boiler serviced annually, water softener, UPVC double glazing including French and external doors, all guttering replaced, and the property is offered freehold.

There is a private drive with new gates leading to secure extensive parking including for caravan, minimum of 85' (25.91m) excluding turning bay, that also leads to the detached garage workshop that has a remote controlled door and new clock tower.









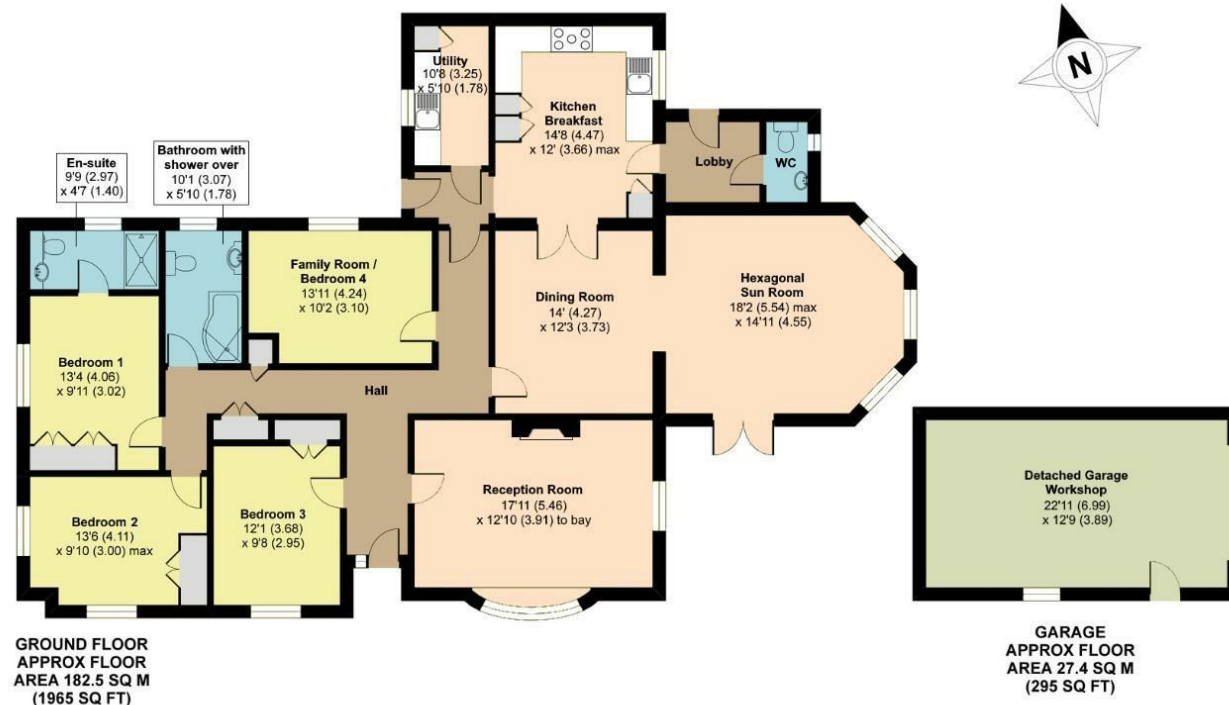
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Approximate Area = 1965 sq ft / 182.5 sq m

Garage = 295 sq ft / 27.4 sq m

Total = 2260 sq ft / 209.9 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	79
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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