



Mark Avenue, Horncastle

- REFURBISHED and VERY WELL presented THREE bedroom detached BUNGALOW
- Front garden and WEST FACING, PRIVATE rear GARDEN with ATTRACTIVE field VIEW and replaced fencing
- NEW modern fitted KITCHEN BREAKFAST room
- NEW internal doors, architrave and coving, NEW sockets and switches, NEW flooring and carpets, NEW external modern lighting
- HIVE remote controlled mains GAS CENTRAL HEATING including annually serviced boiler
- GENEROUS quadruple car length DRIVE to GARAGE that has light, power and pedestrian rear door
- LOUNGE with bay window and FEATURE fireplace
- MODERN fully tiled BATHROOM having separate SHOWER over the bath
- UPVC double glazing including NEW front door
- Edge of WELL SERVICED historic market TOWN (LIMITED UPWARD CHAIN)

Fixed Asking Price £250,000

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DESCRIPTION

This is a refurbished and very well presented, three bedroom detached bungalow with generous quadruple car length drive to garage (having light, power and pedestrian rear door), front garden and access down both sides of the property to the west facing private rear garden having very attractive field view, and replaced fencing, all on a fair sized plot in the well serviced historic market town of Horncastle.

It also benefits from new kitchen, UPVC double glazing including new front door, Hive remote controlled mains gas central heating (including annually serviced boiler), new internal doors, architrave and coving, new sockets and switches, new flooring and carpets, lounge fireplace re-configured (including TV recess over inset wall mounted glass fronted log and living flame effect electric fire), fibre broadband, new external modern lighting including passive infrared sensor and soffit lighting, external water supply, gardens re-lawned, light fittings and blinds are included and the property is offered freehold with a (Limited upward chain).

The property consists of 'L' shaped hall with two built in cupboards, lounge with bay window and feature fireplace, modern fitted kitchen breakfast room, modern fully wall tiled bathroom including separate shower over the bath, master bedroom with view to rear garden having built in TV wall cabling, bedroom two with view to rear garden, and bedroom three with contemporary wardrobe suite included.

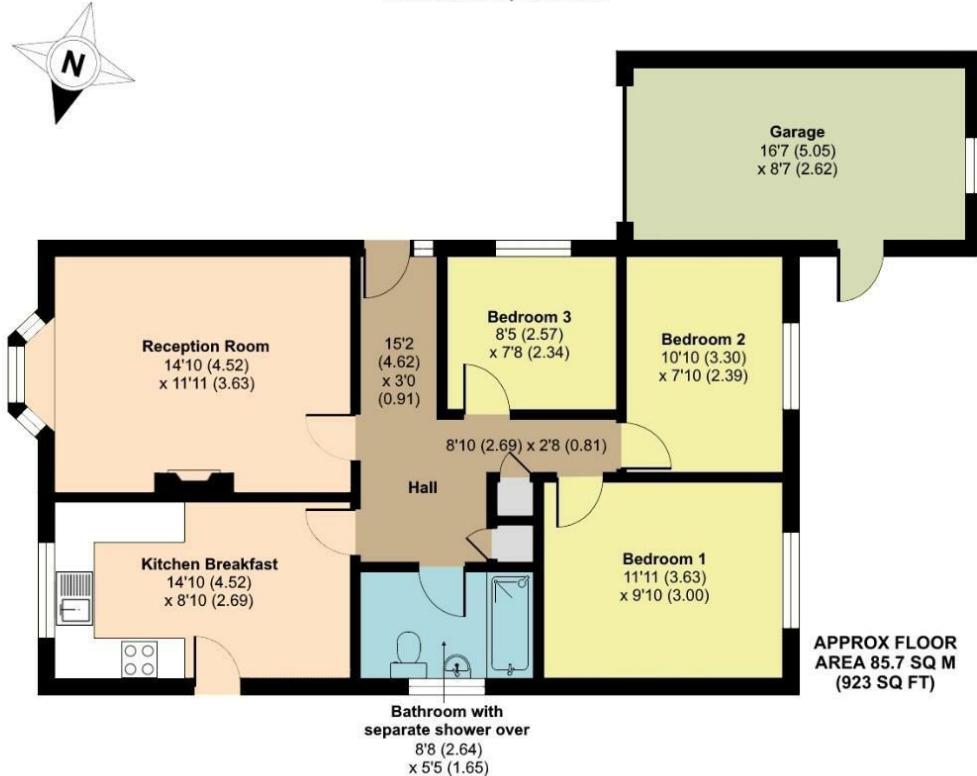
This popular location is to the edge of the well serviced historic market town of Horncastle whose amenities include supermarkets, doctors, dentist, main Post Office, grammar, secondary and primary schools, swimming baths, fitness centre, bowling green etc. and Horncastle golf course and the Ashby Park fishing lakes are approximately 2.7 miles away.





Mark Avenue, Horncastle, LN9

Approximate Area = 779 sq ft / 72.3 sq m
 Garage = 144 sq ft / 13.4 sq m
 Total = 923 sq ft / 85.7 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hunters Property Group. REF: 988602

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.

10 East Street, Horncastle, LN9 6AZ

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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		
(81-91)	B	82	
(69-80)	C	64	
(55-68)	D		
(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.

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