



Prospect Street, Horncastle

- THREE DOUBLE bedroom, TWO reception, detached BUNGALOW, NO 'upward CHAIN'
- GARAGE WORKSHOP (with light and power) and EXTENSIVE PARKING including for CARAVAN if required
- SPACIOUS 220 sq ft LOUNGE and a UPVC double glazed hexagonal shaped CONSERVATORY (with light and power)
- MODERN SHOWER room (former bathroom) as well as a second W.C.
- VERY CONVENIENT for well serviced historic market TOWN CENTRE
- Fully enclosed PRIVATE rear GARDEN with patio and greenhouse
- MODERN fitted KITCHEN BREAKFAST room
- UPVC double glazing including external doors, Mains GAS CENTRAL HEATING

Price £240,000

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Prospect Street, Horncastle

DESCRIPTION

This is a three double bedroom, two reception, well presented detached bungalow of elevated construction by award winning local builder Bell and Shinn, having a garage workshop (with light and power) and extensive parking including for caravan if required, fully enclosed private rear garden with patio and greenhouse, spacious 220 sq ft lounge, UPVC double glazed hexagonal shaped conservatory (with light and power), modern fitted kitchen breakfast room, modern shower room (former bathroom) as well as a second W.C, and a spacious hall with built in cupboards, all in a very convenient location for the centre of the well serviced historic market town of Horncastle and there is NO 'upward CHAIN'.

It also benefits from UPVC double glazing including external doors, mains gas central heating with annually serviced boiler, low maintenance corbelled brickwork in lieu of soffits and fascias, external water supply, and is offered freehold.

Outside there is a secure generous drive to the attached garage and the front garden is low maintenance gravelled, providing extra parking if required including for caravan and there are shaped borders of plants and shrubs. There is pedestrian access down both sides of the property, including passing the kitchen breakfast external door, to the rear, where there is an extensive paved patio including to the conservatory and attached greenhouse, including electrical power socket, to the garage pedestrian rear door, The garden is laid to lawn with established borders of plants and shrubs.

This popular location is only a short walk from the centre of the well serviced historic market town of Horncastle whose amenities include supermarkets, doctors, dentist, main Post Office, grammar, secondary and primary schools, indoor bowling green, swimming baths and fitness centre and from there to country and river walks. Horncastle golf course and the Ashby Park fishing lakes are only approximately 2.2 miles away.





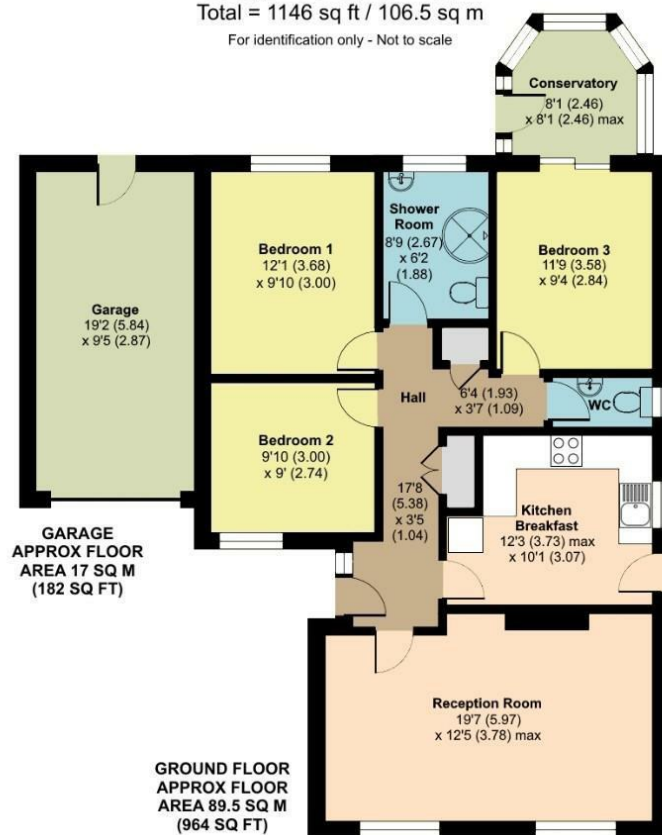
Prospect Street, Horncastle, LN9

Approximate Area = 964 sq ft / 89.6 sq m

Garage = 182 sq ft / 17 sq m

Total = 1146 sq ft / 106.5 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). © nitchecom 2023. Produced for Hunters Property Group. REF: 943731

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

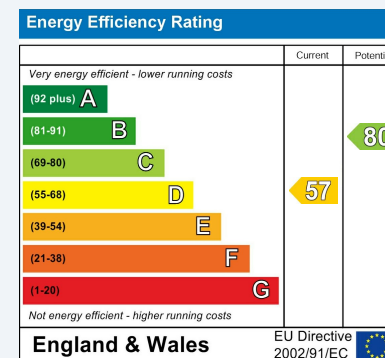
Tel: 01507 524910 Email:

horncastle@hunters.com <https://www.hunters.com>



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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