



John Brown Close, Horncastle

- VERY WELL presented THREE bedroom, TWO reception REFURBISHED and EXTENDED semi-detached house, originally built new 2002
- SOUTH east FACING, PRIVATE rear LAWNED garden, shed, LANDSCAPED low maintenance front garden
- Garage professionally converted to OFFICE (easy to convert back)
- Refurbished BATHROOM with separate SHOWER over the bath and W.C.
- UPVC double glazing, NEW COMPOSITE front door and NEW UPVC double glazed back door
- GOOD '70' ENERGY efficiency RATING
- DETACHED GARAGE with 20.73m (68 ft) drive including SECURE PARKING
- LOUNGE and NEW vaulted ceiling 2nd reception/ GARDEN ROOM and REFURBISHED KITCHEN DINER
- Mains gas CENTRAL HEATING with NEW 2021 Worcester BOILER
- VERY DESIRABLE cul-de-sac location, CONVENIENT for well serviced historic TOWN CENTRE

Guide Price £220,000

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John Brown Close, Horncastle

DESCRIPTION

This is a very well presented three bedroom, two reception semi-detached house, originally built new in 2002, that was extended and refurbished including new vaulted ceiling second reception/garden room, refurbished kitchen diner, bathroom with separate shower over the bath, and W.C, new 2021 Worcester boiler, Karndean flooring throughout the ground floor with a 'lifetime' guarantee, new bedroom carpets, new composite front door etc, as well as having a detached garage (professionally converted to office but easy to convert back) and approx. 20.73m (68 ft) drive including secure parking, as well as a good '70' energy efficiency rating, all on a private south east facing plot in a very desirable cul-de-sac that is convenient for the centre of the well serviced historic market town of Horncastle.

The property consists of an entrance hall, lounge with built in cupboard and French doors off to the fitted kitchen diner with double width opening off to the vaulted ceiling second reception/garden room that has remote controlled apex blinds and access to the rear garden, downstairs W.C, landing with built in cupboard, bathroom with separate shower over the bath, master bedroom with new built in wardrobe suite, bedrooms two and three.

Outside are the landscaped low maintenance front garden, private south east facing lawned rear garden, shed, approx. 20.73m (68 ft) drive secured from the front by new wooden vehicular gates, and the detached garage with new metal side hung doors that has been professionally converted to an office although it can easily be converted back.

It also benefits from UPVC double glazing including rear door, composite front door, UPVC soffits and fascias, mains gas central heating with new 2021 Worcester boiler, Karndean flooring throughout the ground floor with a 'lifetime' guarantee, new bedroom carpets, window blinds and curtain rails are included, and the property is offered freehold.

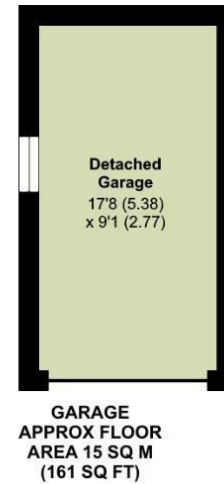
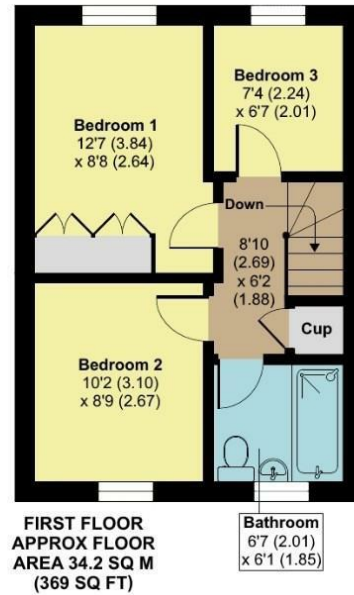
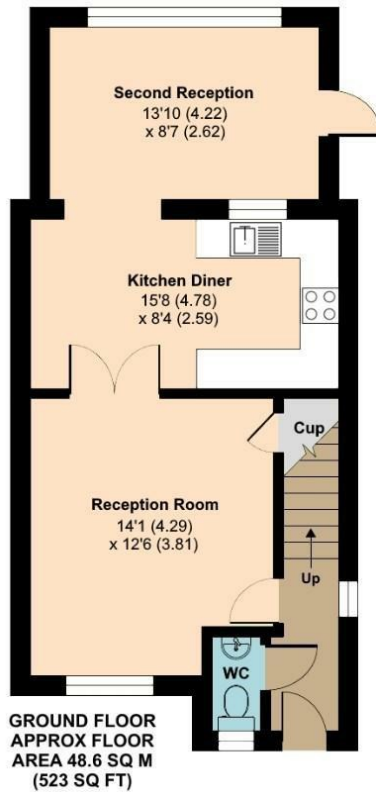




John Brown Close, Horncastle, LN9

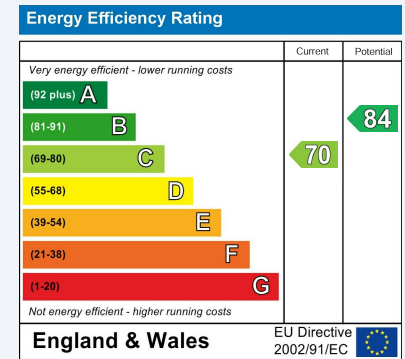
Approximate Area = 892 sq ft / 82.8 sq m
 Garage = 161 sq ft / 15 sq m
 Total = 1053 sq ft / 97.8 sq m

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.



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.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Hunters Property Group. REF: 968755

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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