



Lincoln Road, Horncastle, Lincs, LN9 5AW

- SPACIOUS 2,034 sq ft, EXTENSIVELY EXTENDED and fully REFURBISHED, VERY well presented, detached BUNGALOW with GOOD '73' ENERGY efficiency RATING and NO 'upward CHAIN'
- VERY GENEROUS 0.27 ACRE plot (sts), having established gardens including full width FEATURE porcelain paved PATIO, NEW fencing, fruit trees, VEGETABLE plots, CHICKEN run and THREE sheds
- LESS than 0.5 mile for COUNTRY WALKS, TOWN CENTRE and Queen Elizabeth Grammar SCHOOL etc
- 485 sq ft LIVING KITCHEN DINER including FEATURE vaulted LANTERN roof window, BI-FOLDING doors, WOOD/multifuel BURNER, SECOND RECEPTION including display fireplace
- FOUR EXTRA LARGE DOUBLE bedrooms, TWO receptions, TWO bathrooms and a W.C. (including downstairs bath and shower room, and upstairs bathroom with separate shower over the bath)
- 60ft DRIVE with electric CAR CHARGING POINT and EXTENSIVE off road PARKING for FOUR cars including potential CARAVAN parking
- WOOD/multi fuel BURNER, Mains GAS CENTRAL HEATING with HIVE remote control system and annually serviced REPLACED BOILER, UPVC double glazing, COMPOSITE front door, PVC fascias
- MODERN soft closure fitted KITCHEN including generous ISLAND unit, full height PANTRY and PULL OUT wire rack units, Quooker style hot tap, DOUBLE oven, INDUCTION hob, space/plumbing FRENCH style fridge freezer, DISHWASHER, and there is a UTILITY ROOM

Price £350,000



Lincoln Road, Horncastle, Lincs, LN9 5AW

DESCRIPTION

This is a spacious 2,034 sq ft, extensively extended and fully refurbished, very well presented, four extra large double bedrooms, two receptions, two bathrooms (and a W.C.) detached bungalow with a good '73' energy efficiency rating, on a very generous 0.27 acre plot (sts) having established gardens (including full width feature porcelain paved patio, new fencing, fruit trees, vegetable plots, chicken run and three sheds) as well as 60ft drive with electric car charging point and extensive off road parking, for four cars including potential caravan parking, all less than 0.5 mile for country walks, town centre and Queen Elizabeth Grammar school, as well as there being NO 'upward CHAIN'.

It also benefits from wood/multi fuel burner, mains gas central heating with Hive remote control system and annually serviced replaced boiler, UPVC double glazing, composite front door, PVC fascias, external lights and power.

The property consists of generous entrance hall, 485 sq ft living kitchen diner (including feature vaulted lantern roof window, bi-folding doors, wood/multifuel burner), second reception (including display fireplace), modern soft closure fitted kitchen (including generous island unit, full height pantry and slide out wire rack units, Quooker style hot tap, double oven, induction hob, space/plumbing French style fridge freezer and a dishwasher), utility room (having space/plumbing for two appliances, two full height units including slide out wire rack, work top), downstairs modern bath and shower room (having double ended slipper roll top claw foot bath and elongated corner quadrant shower) and a W.C.

There are two downstairs large double bedrooms with bay windows, landing (with window over the stairs and a built in eaves cupboard), upstairs two large double bedrooms and a bathroom with separate shower over the bath (with monsoon and flexible hose shower heads).

The property is convenient for the centre of the historic market town of Horncastle.

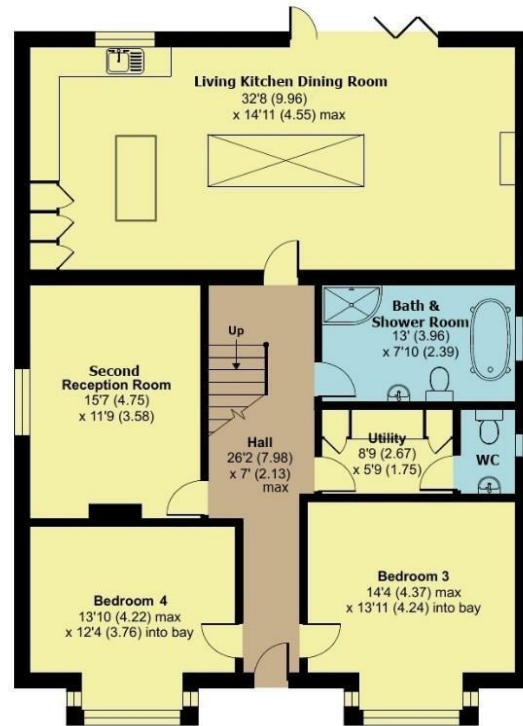




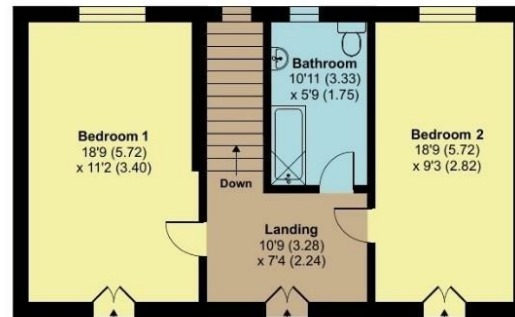
Lincoln Road, LN9

Approximate Area = 2021 sq ft / 187.7 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 130.6 SQ M
(1406 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 57.1 SQ M
(615 SQ FT)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Property Group. REF: 1227954

Viewings

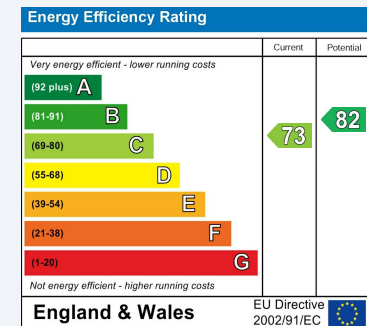
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.