



Old Paddock Court, Horncastle

- SPACIOUS 1,065 sq ft THREE bedroom HOUSE and GARAGE
- DESIRABLE location, VERY CONVENIENT for TOWN CENTRE
- Mains GAS CENTRAL HEATING with REPLACED BOILER
- Downstairs W.C, upstairs SHOWER room (former bathroom)
- Separate GARAGE and block paved PARKING

- WELL PRESENTED and NO 'upper CHAIN'
- GOOD '72' ENERGY efficiency RATING, DOUBLE GLAZED
- 168 sq ft LOUNGE, 175 sq ft fitted KITCHEN DINER
- TWO DOUBLE bedrooms and good sized THIRD
- SECLUDED, LOW MAINTENANCE GARDEN, paved PATIO

Guide Price £190,000

HUNTERS®

HERE TO GET *you* THERE

Old Paddock Court, Horncastle

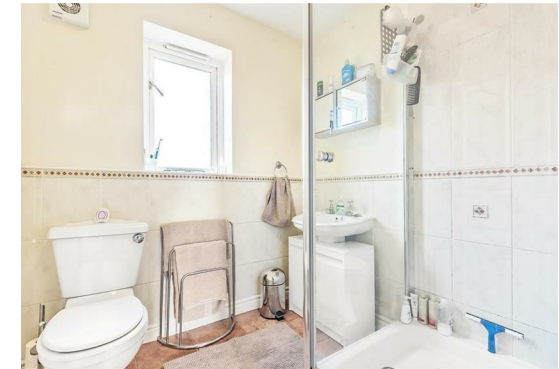
DESCRIPTION

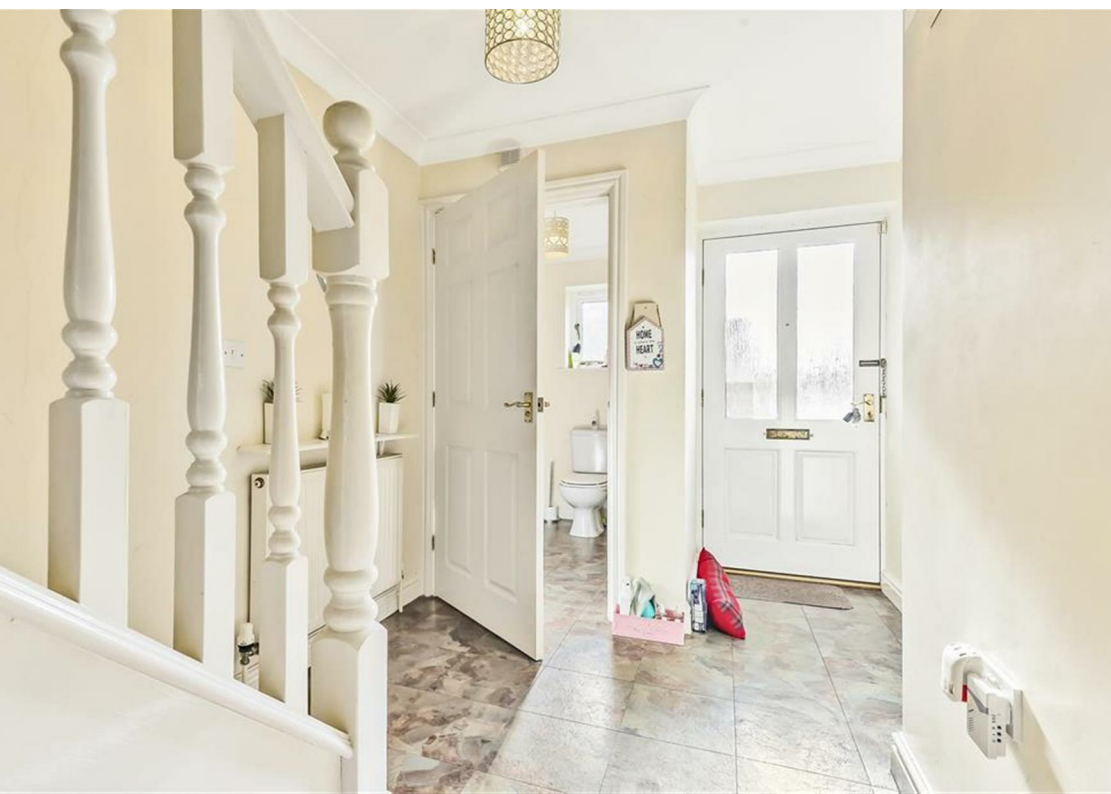
This is a well presented, spacious 1,065 sq ft three bedroom house (in a terrace of only three properties) and separate garage (with block paved parking), that has a good '72' energy efficiency rating, in a desirable location for the centre of the well serviced historic market town centre of Horncastle and there is NO 'upper CHAIN',

The property consists of entrance hall, 168 sq ft lounge, 175 sq ft fitted kitchen diner, downstairs W.C, landing with built in airing cupboard (having a radiator), shower room (that is a former bathroom), master bedroom, second double bedroom and generous third bedroom (with built in cupboard). Outside there is a low maintenance frontage, block paved parking to the separate garage (in a block of only three garages) that is only seven meters from the property, private low maintenance rear garden with sandstone style paved patio and fully enclosed including by brick walling.

It also benefits from double glazing, mains gas central heating with replaced combination boiler, low maintenance corbelled brickwork in lieu of soffits and fascias, 'stone' window sills and the property is offered freehold.

The historic market town of Horncastle amenities include supermarkets, doctors, dentists, 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 1.7 miles away.





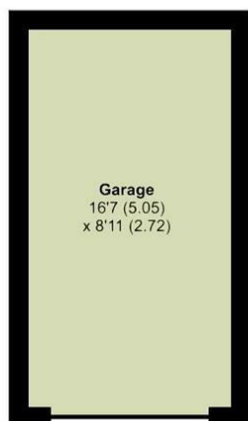
Old Paddock Court, Horncastle, LN9

Approximate Area = 926 sq ft / 86 sq m

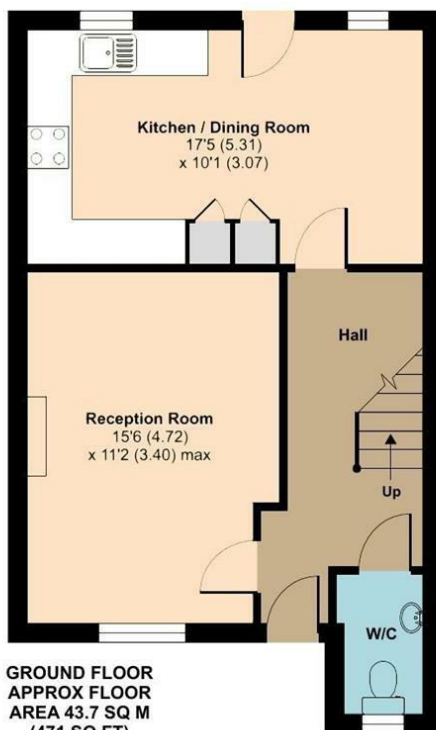
Garage = 148 sq ft / 13.8 sq m

Total = 1064 sq ft / 98.8 sq m

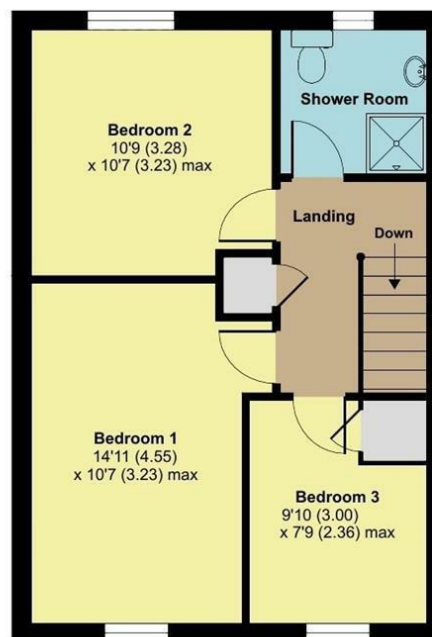
For identification only - Not to scale



GARAGE
APPROX FLOOR
AREA 13.9 SQ M
(150 SQ FT)



GROUND FLOOR
APPROX FLOOR
AREA 43.7 SQ M
(471 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 42.4 SQ M
(457 SQ FT)



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: 814600

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 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.

HUNTERS®
HERE TO GET *you* THERE