



Elmhirst Road, Horncastle

- Well presented, SPACIOUS 1,210 sq ft detached BUNGALOW with NO 'upward CHAIN'
- GENEROUS 0.34 ACRE plot including PRIVATE LANDSCAPED gardens
- GOOD '70' ENERGY efficiency RATING
- MODERN soft closure fitted KITCHEN including APPLIANCES
- UPVC double glazed including French and external doors, Mains gas CENTRAL HEATING
- THREE DOUBLE bedrooms, THREE receptions, flexible accommodation incl ANNEX
- GARAGE, CARPORT and extensive PARKING including for CARAVAN
- LOUNGE open plan to DINING room, 3RD reception with FRENCH doors to GARDEN
- MODERN BATH and SHOWER room and W.C.
- Edge WELL SERVICED market town, no through road, COUNTRY WALKS

Offers In Excess Of £350,000

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Elmhirst Road, Horncastle

DESCRIPTION

This is a well presented and spacious 1,210 sq foot, three double bedroom, three reception detached bungalow, on a very generous 0.34 acre plot (sts) with private landscaped gardens, both a garage (with remote controlled door, light and power) and carport as well as extensive parking including for motor home or caravan and the accommodation is flexible that can include an annex, all in a desirable no through road, having country walks, on the edge of the well serviced historic market town of Horncastle and there is NO 'upward CHAIN'.

It also benefits from a good '70' energy efficiency rating (see separate graph), UPVC double glazing including French and external doors, UPVC fascias, mains gas central heating with a Worcester boiler that is serviced annually, outside lighting and water supply, and included are the light fittings, curtain rails, curtains, some furniture including new beds and the property is offered freehold.

The property consists of entrance hall with two built in cupboards including cloaks, lounge open plan to dining room, modern fitted soft closure kitchen including built in appliances, modern bath and shower room, master bedroom, second double bedroom, third double bedroom and third reception and separate W.C, currently being used as a granny annex together with bedroom two.

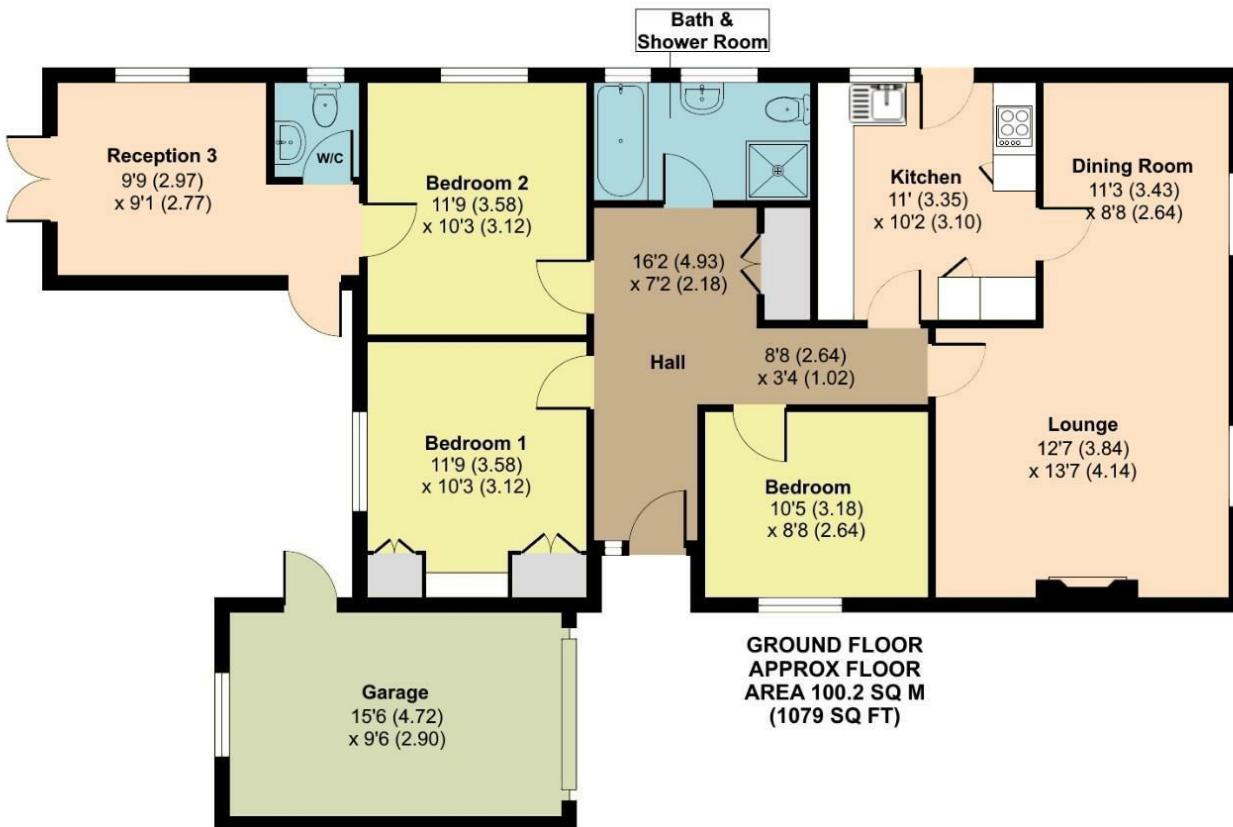
Outside there is a generous front garden, laid to lawn with established borders and beds of plants and shrubs, gravelled drive and parking including on one side of the property to the garage, having remote controlled door (and pedestrian door to the rear garden), to the other side of the property to the spacious carport. There is pedestrian access down both sides of the property to the rear which has an extensive paved patio, the full width of the property, shed, further hard standing for perhaps a greenhouse and there is the beautiful private landscaped gardens, laid to lawn with a wealth of established shaped borders and beds of plants, shrubs, trees and a summerhouse.





Elmhirst Road, Horncastle, LN9

Approximate Area = 1226 sq ft / 113.9 sq m (includes garage)
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Hunters Property Group. REF: 894366

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		83
(81-91)	B		
(69-80)	C	70	
(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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