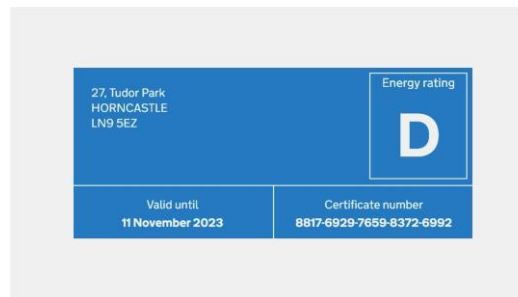




HUNTERS®
HERE TO GET *you* THERE

Tudor Park, Horncastle, LN9 5EZ | £275,000
Call us today on 01507 524 910



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

SPACIOUS 1,250 sq ft detached HOUSE, NO 'upward CHAIN', THREE bedrooms (2 large doubles, generous single), TWO receptions, POTENTIAL to extend FOURTH bedroom over garage like next door, GENEROUS 0.14 ACRE (sts) with enclosed PRIVATE GARDEN and patio, GARAGE with remote controlled and internal doors, TRIPLE length tarmac DRIVE with potential to park more, LOUNGE, open plan to DINING room having PATIO doors to garden, Fitted KITCHEN and potential UTILITY ROOM, BATHROOM and downstairs W.C, Mains gas CENTRAL HEATING with Vaillant boiler, DESIRABLE cul-de-sac LOCATION in WELL SERVICED historic market TOWN

AGENTS REMARKS

This is a spacious 1,250 sq ft, three bedroom (2 large doubles, generous single), two reception, detached house with the potential to extend fourth double bedroom like next door over the attached garage that has remote controlled and internal doors, triple length tarmac drive with potential to park more, all on a generous 0.14 acre plot (sts) with enclosed private garden and patio, located in a desirable cul-de-sac of the well serviced historic town of Honrcastle and there is NO 'upward CHAIN'.

The property consists of entrance hall, lounge with feature fireplace and open plan to the dining room that has patio doors off to the patio and private rear garden, fitted kitchen with built in under stairs pantry, potential utility room, integral pedestrian door to the attached garage, landing with built in double fronted cupboard, bathroom, large master bedroom with full height built in double wardrobe, second large double bedroom and generous sized third bedroom, also with full height built in double wardrobe.

On a 0.14 acre plot (sts), outside there is a triple length tarmac tandem length drive that may be extended into the garden for additional parking if required, and leads to the garage with remote controlled door, front garden, access down both sides of the property to the private, generous, fully enclosed rear garden and patio.

It also benefits from mains gas central heating with Vaillant quality replaced boiler, double glazed with a mixture of UPVC and wooden, UPVC double glazed external doors, and the property is offered freehold.

Tudor Park is a desirable cul-de-sac in the historic market town of Honrcastle whose 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 2.1 miles away.

FRONT

The garden is laid to lawn and there is an established border of plants, shrubs and bushes. A triple length tarmac drive, that may be extended into the garden for additional parking if required, leads to the attached garage from which a paved path runs across the front of the property passing an outside lantern light and the front door, and down both sides of the property, on the side adjacent to the garage, passing the gas and electricity wall meter housings, two wall lights and a sensor.

GARAGE

5.18m (17' 0") x 2.69m (8' 10")

Maximum dimensions. Remote controlled metal up and over door, obscure glazed window to the side, ceiling strip light, access to roof void, two double electrical power sockets, electricity consumer unit and pedestrian internal door off to the house.

ENTRANCE HALL

4.04m (13' 3") x 0.91m (3' 0")

Minimum dimensions. Entered via UPVC panelled external door top half Georgian style obscure double glazed, adjacent double glazed window, with diamond lead detailing, to the front overlooking the garden, ceiling light, coving, smoke alarm, double radiator with thermostat valve, thermostatic control for the central heating, telephone point, double electrical power socket, carpeted stairs with wooden hand rails and stair lift to the first floor, white six panelled doors off to the lounge (which is open plan to the dining room), fitted kitchen (which in turn leads to the potential utility and garage) and to the W.C.

LOUNGE

4.65m (15' 3") x 3.84m (12' 7")

Maximum dimensions. Double glazed window with diamond lead detailing to the front overlooking the garden, ceiling light, coving, feature exposed brick fireplace with hard wood mantle, quarry tiled hearth and glass fronted coal effect gas fire, double radiator with thermostat valve, TV point, four double electrical power sockets, carpet and open plan off to the dining room.

DINING ROOM

3.30m (10' 10") x 2.95m (9' 8")

Double glazed aluminium framed patio doors off to the patio and generous private rear garden, ceiling light, coving, radiator with thermostat valve, two double electrical power sockets, carpet and white four panelled door off to the kitchen.

KITCHEN

3.28m (10' 9") x 3.07m (10' 1")

Dimensions exclude built in pantry and entrance recess. Range of white base units including cupboards, drawers and open fronted towel rail unit, matching wall units, granite effect roll edged laminate worktops, inset one and a half bowl stainless steel sink with drainer and mixer taps, part tiled walls and matching tiled window sill, slot in Hotpoint white coloured and glass fronted electric cooker (having double oven including fan assisted and grill, four ring ceramic hob and LCD timer control), white filter hood with light over the cooker, space and plumbing for appliance,

Double glazed window to the rear overlooking the generous private rear garden, ceiling strip light, coving, radiator with thermostat valve, two double and two single electrical power sockets excluding the previously detailed appliances, Vaillant wall mounted mains gas fired boiler, LCD timer control for the hot water and central heating, tiled floor and white six panelled doors off to the potential utility and under stairs built in pantry (having shelving, and tiling continued from the kitchen).

POTENTIAL UTILITY

1.85m (6' 1") x 1.32m (4' 4")

Dimensions exclude entrance recess. Double glazed window to the rear overlooking the generous private rear garden, ceiling light, coving, double base cupboard with drawers, open fronted towel rail unit and double wall cupboard, all matching the kitchen units, granite effect roll edged laminate worktop, space for appliance, wall mounted electric double bar heater, electrical power socket excluding the previously detailed appliance, floor tiles, UPVC panelled external door top half obscure double glazed, off to the rear garden, and internal door to the garage.

SPACIOUS 1,250 sq ft detached HOUSE, NO 'upward CHAIN', THREE bedrooms (2 large doubles, generous single), TWO receptions, POTENTIAL to extend FOURTH bedroom over garage like next door, GENEROUS 0.14 ACRE (sts) with enclosed PRIVATE GARDEN and patio, GARAGE with remote controlled and internal doors, TRIPLE length tarmac DRIVE with potential to park more, LOUNGE, open plan to DINING room having PATIO doors to garden, Fitted KITCHEN and potential UTILITY ROOM, BATHROOM and downstairs W.C, Mains gas CENTRAL HEATING with Vaillant boiler, DESIRABLE cul-de-sac LOCATION in WELL SERVICED historic market TOWN

W.C.

1.55m (5' 1") x 0.91m (3' 0")

Obscure double glazed window with diamond lead detailing, to the front, ceiling light, coving, low level close coupled toilet, wall hung hand basin with tiled splash back, radiator with thermostat valve and carpet.

LANDING

3.45m (11' 4") x 0.89m (2' 11")

Maximum dimensions, excluding built in double cupboard. UPVC double glazed window to the side, ceiling light, coving, access to roof void, smoke alarm, control pad for security alarm system, white painted wooden balustrading, carpet stairs with wooden hand rails to the ground floor, double electrical power socket, carpet and white six panelled doors off to the bathroom, master bedroom, second double and generous third bedrooms, and to the double fronted airing cupboard (housing the hot water cylinder with immersion heater having storage space to one side and slatted wooden shelving over).

BATHROOM

1.96m (6' 5") x 1.78m (5' 10")

Maximum dimensions. UPVC obscure double glazed window to the rear, ceiling light, coving, walls fully tiled and matching tiled window sill, panelled bath (having mixer taps with wall mounted shower extension, curved glass pivot shower screen over the bath and tiled shelf at one end), pedestal hand basin with single mixer tap having shaver light over and to one side a mirror fronted medicine cabinet, low level close coupled toilet, radiator with thermostat valve and carpet.

MASTER BEDROOM

4.04m (13' 3") x 3.86m (12' 8")

Maximum dimensions excluding built in double wardrobe. UPVC double glazed window to the rear overlooking the generous private rear garden, ceiling light, coving, radiator with thermostat valve, telephone point, two double electrical power sockets, carpet and full height double wardrobe (having mirror fronted sliding doors shelf over and also housing a five drawer chest).

SECOND DOUBLE BEDROOM

4.17m (13' 8") x 3.07m (10' 1")

Double glazed window with diamond lead detailing to the front overlooking the garden, ceiling light, coving, radiator with thermostat valve, two double electrical power sockets and carpet.

THIRD BEDROOM

3.07m (10' 1") x 2.46m (8' 1")

Maximum dimensions including built in wardrobe. Double glazed window with diamond lead detailing to the front overlooking the garden, ceiling light, coving, radiator with thermostat valve, two double electrical power sockets, carpet and built in full height wardrobe (having sliding doors, hanging rail and shelving).

REAR OF THE PROPERTY

Paved patio to the dining room patio doors and the paving continues as a path all around the property, at the rear passing an outside security LED sensor light, outside water tap, the potential utility exterior door that has an outside fascia light over and passing a second fascia light.

REAR GARDEN

The garden is of a very generous size for this property type, laid to lawn. having a paved path that leads to the rear boundary, The rear garden is fully enclosed, vast majority by wooden close boarded feather edged fencing including to concrete posts, and some dense hedging.

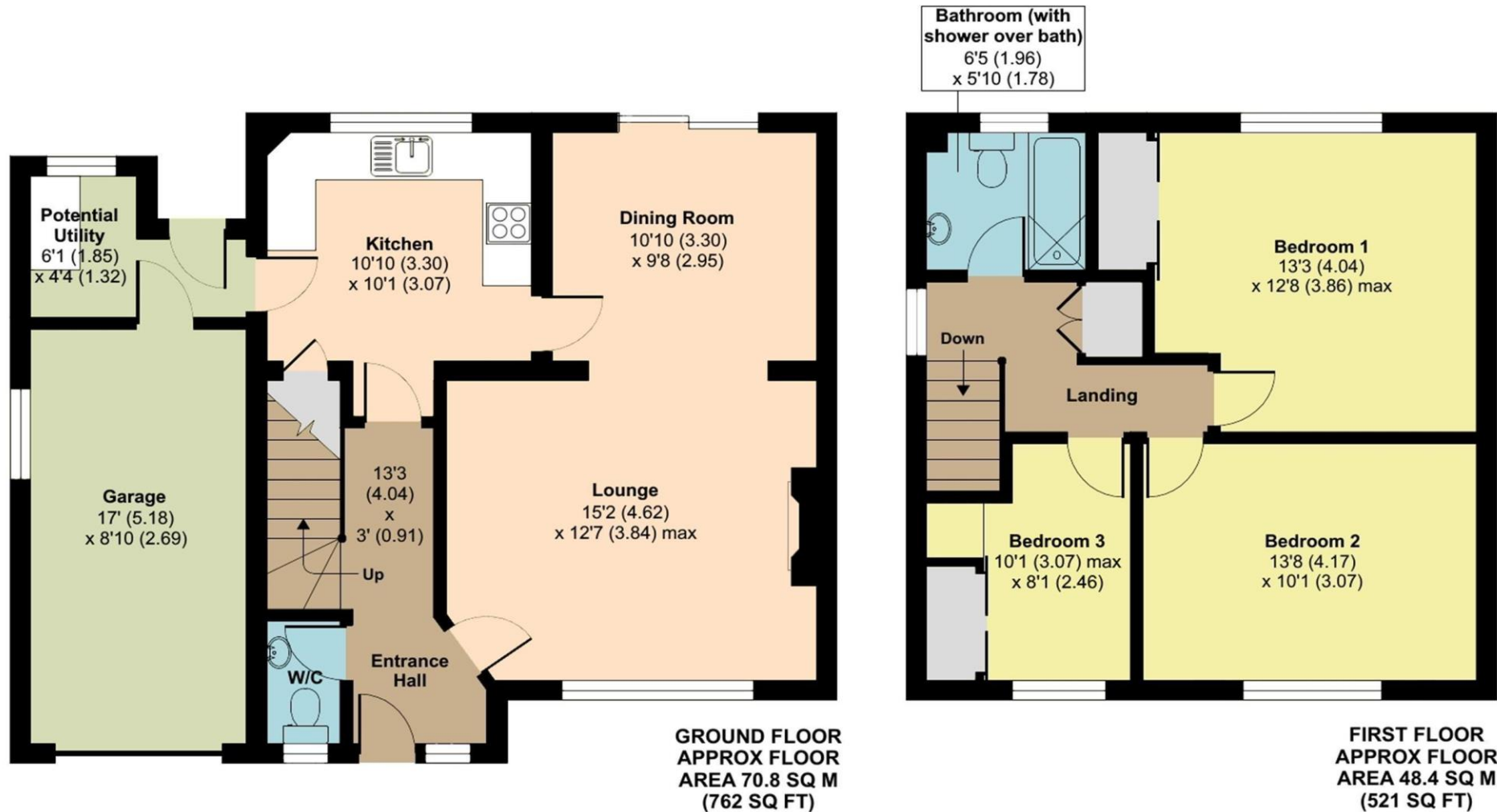
SERVICES

Mains gas, electricity, water and drainage are connected.

Tudor Park, Horncastle, LN9

Approximate Area = 1283 sq ft / 119.2 sq m (includes garage)

For identification only - Not to scale



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.

Hunters Hunters – Horncastle 10 East Street, Horncastle, LN9 6AZ | 01507 524 910 | horncastle@hunters.com | www.hunters.com

VAT Reg. No 291 0988 75 | Registered No: 10210827 | Registered Office: 10 East Street, Horncastle, Lincs, LN9 6AZ | A Hunters Franchise owned and operated under licence by Turner Evans Stevens (Horncastle) Limited

HUNTERS®
HERE TO GET *you* THERE