

West Street, Horncastle

- SPACIOUS 1,065 sq ft GEORGIAN period town house, LIMITED 'upward CHAIN'
- FEATURE brick walled PRIVATE GARDEN with EXTENSIVE patio, decking, shed and pedestrian external access
- 225 sq ft LOUNGE DINER with feature OPEN fireplace, Entrance LOBBY
- Downstairs SHOWER ROOM, upstairs BATH and SHOWER room
- Georgian style SLIDING SASH windows with shutters
- FOUR bedrooms, TWO bathrooms
- VERY CONVENIENT for well serviced historic market TOWN CENTRE, grammar school and nearby COUNTRY WALKS
- Bespoke FITTED KITCHEN including RANGE cooker, UTILITY room
- FOUR bedrooms (currently): master and three singles or THREE bedrooms (previously): two large doubles and generous third
- Mains gas CENTRAL HEATING, radiators having decorative covers

Price £229,950

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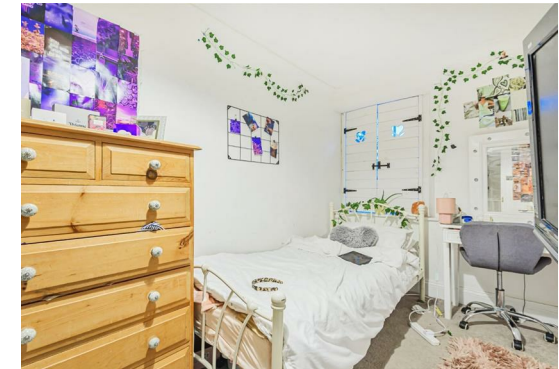
DESCRIPTION

This is a spacious 1,065 sq ft Georgian period town house, circa 1746, having either four bedrooms (currently): master and three singles or three bedrooms (previously): two large doubles and generous third as well as two bathrooms and a private brick walled garden, all in a very convenient location for the centre of the well serviced historic market town of Horncastle, as well as nearby country walks and there is a limited 'upward chain'.

It consists of entrance lobby, 225 sq ft lounge diner with feature open fireplace, 105 sq ft fitted kitchen including range cooker, utility room, downstairs shower room, landing, upstairs bath and shower room and the bedrooms. Outside is a full height brick wall fully enclosed private rear garden including extensive paved patio, raised decked seating, shed and pedestrian external access.

The property also benefits from mains gas central heating, radiators having decorative covers, Georgian style sliding sash windows with internal shutters, external lighting and water tap, and is offered freehold.

It is convenient for both nearby country and river walks and the centre of the well serviced historic market town of Horncastle, whose amenities include supermarkets, doctors, dentist, main Post Office, grammar, secondary and primary schools, swimming baths, fitness centre, bowling green etc. and only 2.5 miles away are the Horncastle golf course and the Ashby Park fishing lakes. It is especially convenient for the highly sought-after Queen Elizabeth Grammar School.





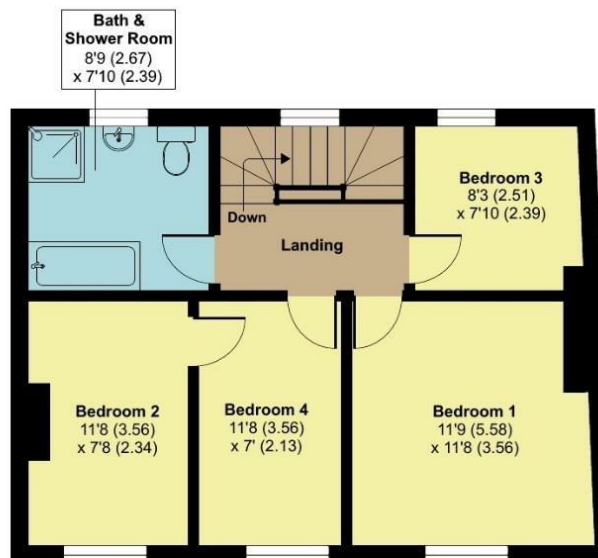
West Street, Horncastle, LN9

Approximate Area = 1072 sq ft / 99.5 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 49.7 SQM
(536 SQFT)



FIRST FLOOR
APPROX FLOOR
AREA 49.7 SQM
(536 SQFT)



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: 911053

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

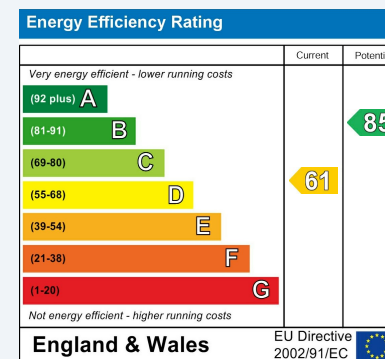
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ENERGY PERFORMANCE CERTIFICATE

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.



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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