



## Millstone Close, , Horncastle, LN9 5SU

- SPACIOUS 1,850 sq ft modern detached HOUSE and detached DOUBLE GARAGE (with light, power and work bench), EXTENSIVE off road PARKING (block paved and rubber crumb)
- SOUTH FACING, SECLUDED and enclosed rear GARDEN having EXTENSIVE paved PATIO and feature waterfall POND
- LOUNGE with feature marble fireplace, bay window and French doors to DINING room
- MODERN BATH and SHOWER room with walk-in cupboard, en-suite SHOWER room and downstairs W.C.
- UPVC double glazing including French and NEW rear doors, NEW composite front door, Mains GAS CENTRAL HEATING
- FOUR bedrooms (three doubles and generous fourth), FOUR receptions, TWO bathrooms (and W.C.)
- MODERN soft closure fitted REPLACED KITCHEN BREAKFAST room including built in NEFF APPLIANCES, UTILITY room
- OFFICE and UPVC double glazed hexagonal shaped CONSERVATORY (having fan light, central heating, power, TV point and French doors to both garden and dining room)
- SPACIOUS HALL and GALLERIED LANDING both with built in cupboard
- VERY DESIRABLE location, CONVENIENT for well serviced historic market TOWN CENTRE and COUNTRY WALKS

**Guide Price £425,000**



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## DESCRIPTION

This is a spacious 1,850 sq ft, well presented four bedroom (three doubles and generous fourth), four reception, two bathroom (and W.C.) modern detached house and detached double garage (having light, power and work bench) with extensive block paved and rubber crumb parking for several cars, as well as having a south facing, secluded and enclosed rear garden with extensive paved patio and feature waterfall pond, all in a very desirable location, convenient for well serviced historic market town centre and country walks.

It also benefits from UPVC double glazing including French and new rear doors, new composite front door, low maintenance corbelled brickwork in lieu of soffits and fascias, stone style window sills, mains gas central heating, security alarm system, external light, power and water supply, and the property is offered freehold.

The property consists of spacious entrance hall with built in cupboard, W.C, lounge with feature marble fireplace, bay window and French doors off to the dining room, UPVC double glazed hexagonal shaped conservatory (having fan light, central heating, power, TV point and French doors to both garden and dining room), good sized office and modern soft closure fitted kitchen breakfast room with integral Neff appliances and a utility room. On the first floor is a galleried landing with built in cupboard, modern bath and shower room with walk-in cupboard, master bedroom with en-suite shower room, second double bedroom having bank of built in full height wardrobes, third double bedroom and generous fourth.

The well serviced historic market town of Horncastle amenities include supermarkets, doctors, dentists, main Post Office, grammar, secondary and primary schools, swimming baths, fitness centre, bowling green, country walks etc and Horncastle golf course and the Ashby Park fishing lakes are 3.4 miles away.

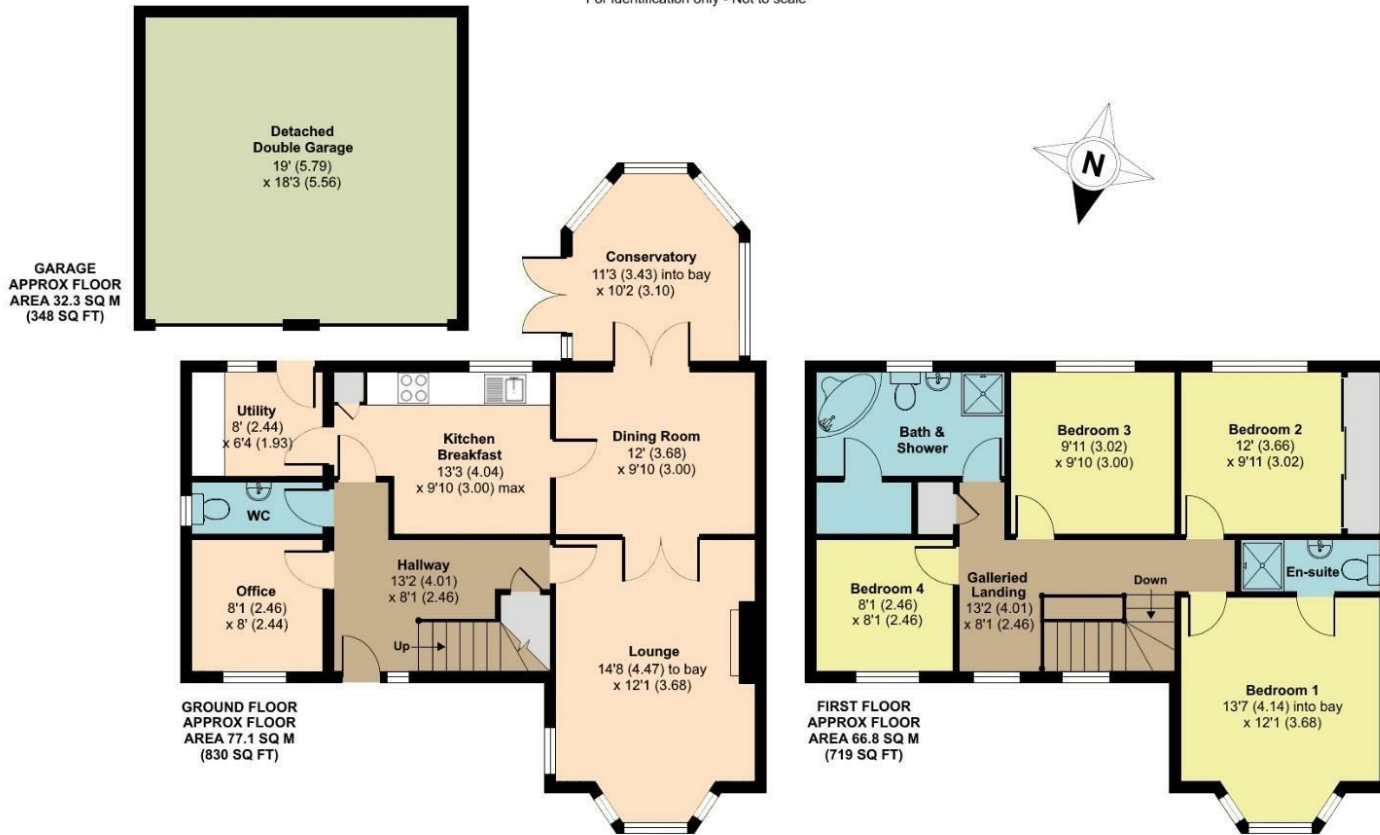




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Approximate Area = 1897 sq ft / 176.2 sq m (includes garage)

For identification only - Not to scale



## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

### Viewings

Please contact [horncastle@hunters.com](mailto: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.

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2023. Produced for Hunters Property Group. REF: 1017829



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