



## Billy English Way, , Horncastle, Lincs, LN9 5UB

- STUNNING, SPACIOUS 2,700 sq ft, HIGH SPECIFICATION, detached house with feature ENTRANCE having dual aspect VAULTED ceiling and hallways off
- Generous attached DOUBLE GARAGE (with remote controlled doors, light, power, pedestrian door to rear) and EXTENSIVE parking
- 345 sq ft soft closure KITCHEN DINER FAMILY room, dual aspect including BI-FOLDING doors to patio and VAULTED CEILING including roof windows, GRANITE worktops, island unit and range of TOP BRAND APPLIANCES
- Large MODERN BATH and SHOWER room, EN-SUITE (both having DOUBLE WIDTH showers, soft closure furniture, illuminated mirrors)
- FOUR DOUBLE bedrooms, TWO bathrooms (and downstairs W.C.), TWO LARGE receptions, Built NEW 2021
- 336 sq ft dual aspect LOUNGE with WOOD BURNER and 235 sq ft DINING/FAMILY room, EACH having a pair of FRENCH doors accessing the patio and rear garden
- UTILITY room including sink and space/plumbing THREE appliances
- EXCELLENT '85' ENERGY efficiency RATING, UPVC double glazing, Mains GAS UNDER FLOOR HEATING downstairs and CENTRAL HEATING radiators upstairs with annually serviced WORCESTER boiler

**Price £550,000**



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## DESCRIPTION

A stunning individually designed, high specification, spacious 2,700sq ft, four double bedroom, detached bespoke house completed in 2021 all set on a generous plot in a very desirable cul-de-sac location, convenient for the well serviced historic market town centre and country walks.

Additional features include generous attached double garage with remote controlled doors, light, power, pedestrian door to rear with extensive parking; front and private rear gardens.

It also benefits from UPVC double glazing, mains gas underfloor heating downstairs, radiator central heating upstairs, log burner to the lounge, built in top range kitchen appliances, oak internal doors including to the built-in double wardrobes. There is a security alarm system, external lighting and power with three water taps (one hot).

The property boasts a feature entrance with vaulted dual aspect ceiling, oak balustrade with glazed panels, oak flooring, hallways off and built in understairs cupboard; a 336 sq ft dual aspect lounge and 235 sq ft dining/family room both rooms having a pair of French doors accessing the generous sandstone style paved patio; 345 sq ft soft closure kitchen dining family room dual aspect including bi folding doors also accessing the patio area and garden. The kitchen additionally benefits from a vaulted ceiling including roof windows, granite worktops, island unit, range of top brand integrated appliances; utility room with sink and space/plumbing for three appliances; downstairs W.C.

Upstairs is the dual aspect master bedroom with modern ensuite, a modern bath and shower room, both having double width showers, soft closure furniture and illuminated mirrors. There are three further double bedrooms with built in double wardrobes.

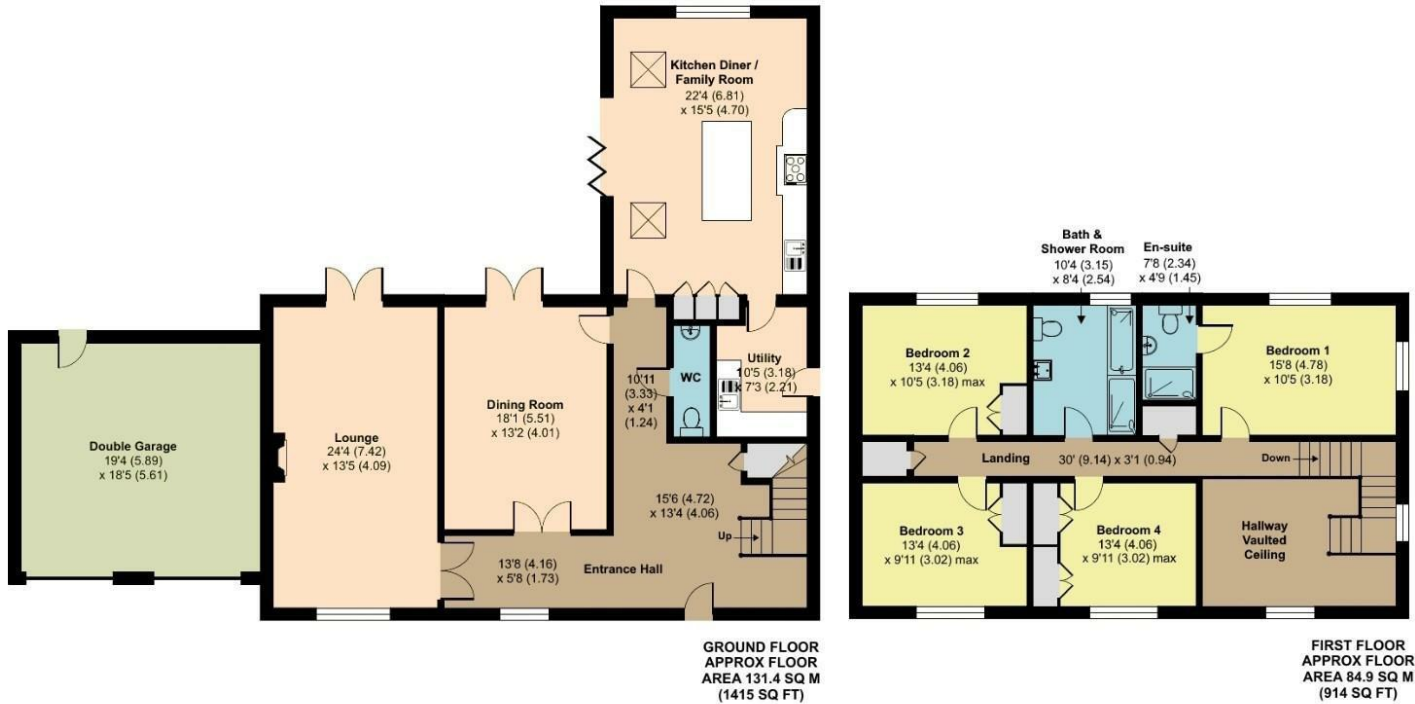
The well serviced historic market town of Horncastle amenities include supermarkets, doctors, dentists, main Post Office, grammar, secondary and primary schools, swimming baths, fitness centre, bowling green, country walks etc.





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Approximate Area = 2329 sq ft / 216.3 sq m  
 Garage = 357 sq ft / 33.1 sq m  
 Total = 2686 sq ft / 249.5 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for Hunters Property Group. REF: 1103550

## Viewings

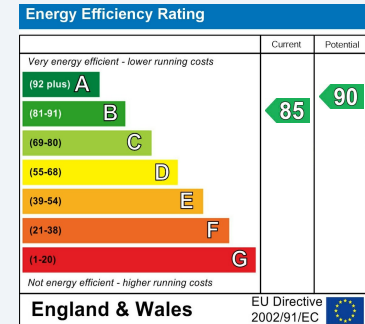
Please contact [horncastle@hunters.com](mailto:horncastle@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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.

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