



Boston Road, Horncastle, Lincs, LN9 6EY

- Very well presented, REFURBISHED and SPACIOUS 1,250 sq ft, detached BUNGALOW
- GENEROUS 0.2 ACRE plot (sts), with PRIVATE rear GARDEN including established borders and beds, green house and patio
- Dual aspect LOUNGE with feature fireplace and patio doors to UPVC double glazed CONSERVATORY having power
- THREE DOUBLE bedrooms including dual aspect master having built in double width wardrobe, second double with alcove recess, third double with built in shelving/cupboards and patio doors to rear
- UPVC double glazed including FRENCH and patio doors, UPVC soffits and fascias, Mains gas CENTRAL HEATING with new radiators, and a Worcester boiler serviced annually
- THREE DOUBLE bedrooms, TWO receptions, TWO BATHROOMS (wet room and en-suite shower)
- 250 sq ft detached GARAGE (with light and power), EXTRAORDINARY PARKING including secure and for CARAVAN if required, wooden WORKSHOP (with light and power)
- Dual aspect MODERN fitted KITCHEN DINER including OAK worktops, display cabinets, RANGE cooker, dishwasher, ceramic sink etc
- SHOWER WET room with built in cupboard, and EN-SUITE shower room, GENEROUS HALL with 2 built in cupboards, OAK veneer internal DOORS, STORE room (with power)
- DESIRABLE LOCATION with views to a 'green' and CONVENIENT for WELL SERVICED historic market TOWN CENTRE

Guide Price £375,000



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DESCRIPTION

This is a very well presented, refurbished and spacious 1,250 sq ft, three double bedroom, two reception, two bathroom, detached bungalow on a generous 0.2 acre plot (sts), with a 250 sq ft detached garage (having light, power, UVC double glazing and pedestrian side door), extraordinary parking including secure and for caravan if required, and a wooden workshop (having light and power) as well as private rear garden including established borders and beds, green house and patio, all in a desirable location with views to a 'green' and convenient for the well serviced historic market town centre of Horncastle.

It also benefits from UPVC double glazing including French and patio doors, UPVC soffits and fascias, mains gas central heating with new radiators, and a Worcester boiler serviced annually, electrical certification, oak veneer internal doors, external lighting and water supplies, and is offered freehold.

The property consists of generous hall with two built in cupboards, dual aspect lounge with feature fireplace and patio doors to UPVC double glazed conservatory having power, dual aspect modern fitted kitchen diner, three bedrooms including dual aspect master having built in double width wardrobe, second double with alcove recess, third double with built in shelving/cupboards and patio doors to rear, shower wet room with built in cupboard, and en-suite shower room, as well as externally accessed boiler/store room (with power).

The kitchen diner includes oak worktops, display cabinets, wine racks, dishwasher, ceramic sink, space for fridge freezer, space and plumbing for washing machine, varnished exposed wooden floor and a range cooker having two ovens, separate grill, pan drawer, 6 rings including warming and an LCD display.

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

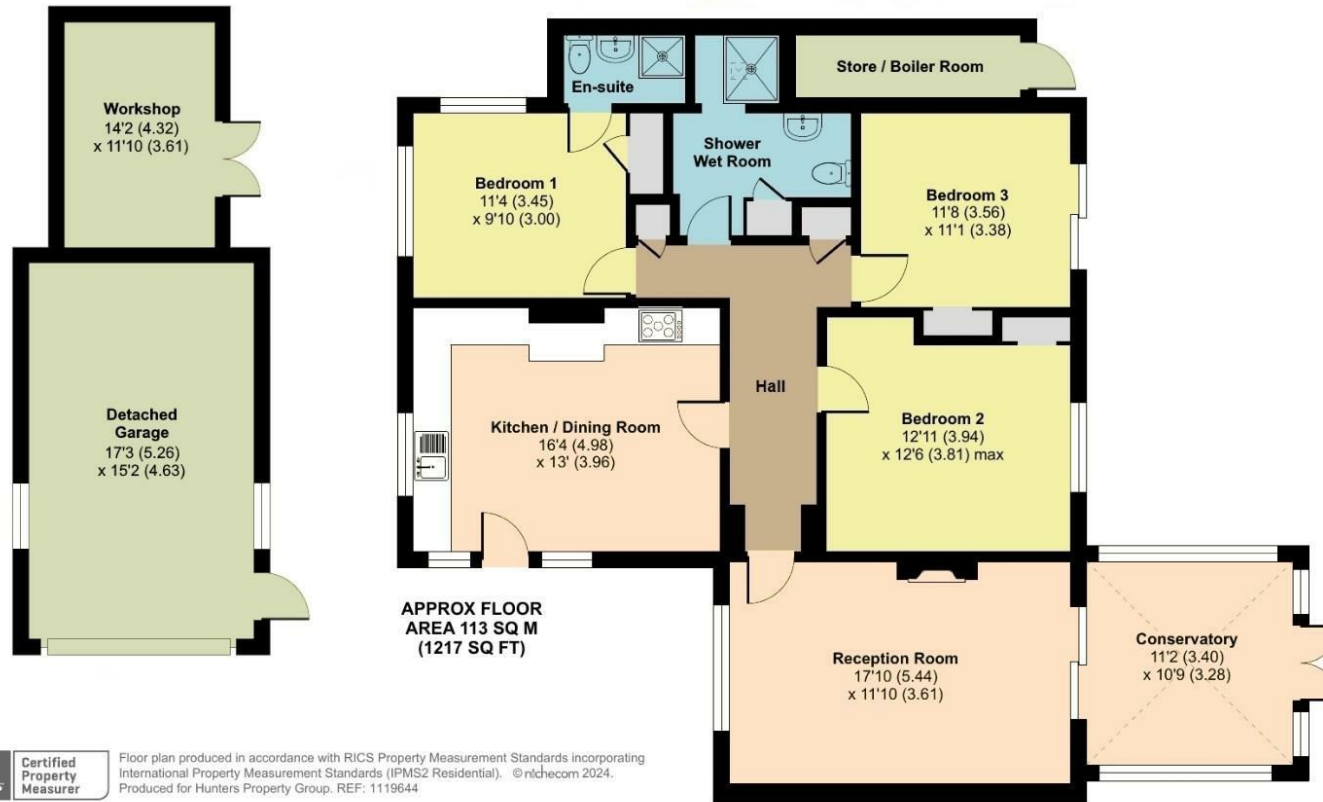




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Approximate Area = 1217 sq ft / 113 sq m (excludes garage / outbuilding)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Hunters Property Group. REF: 1119644

Viewings

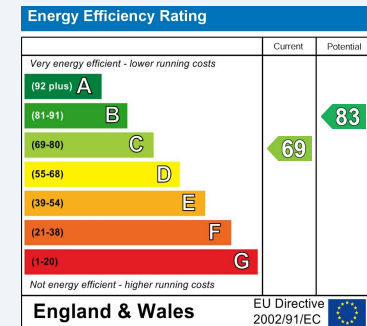
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

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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