



Main Road, Belchford, Horncastle, LN9 6LF

- FANTASTIC OPPORTUNITY and PRICED TO SELL!
- GENEROUS 0.2 acre (sts) NON-ESTATE plot including PRIVATE and enclosed GARDENS
- VERY DESIRABLE village with pub etc in the WOLDS: a designated AREA of OUTSTANDING NATURAL BEAUTY
- MODERN fully tiled SHOWER ROOM and a gardener's W.C.
- THREE bedroom, TWO reception, detached modern BUNGALOW with NO 'upward CHAIN'
- EXTRAORDINARY off road PARKING including for CARAVAN/motorhome if required
- MODERN fitted KITCHEN and adjoining dual aspect potential UTILITY room
- REPLACED UPVC double glazing including external door, COMPOSITE replaced front DOOR, and there is CENTRAL HEATING

Guide Price £275,000



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DESCRIPTION

This is a fantastic opportunity to buy a three bedroom, two reception, detached modern bungalow on a generous 0.2 acre (sts) non-estate plot including private and enclosed gardens as well as extraordinary off road parking including for caravan/motorhome if required, in the very desirable village of Belchford, beautifully placed in the Lincolnshire Wolds a designated Area of Outstanding Natural Beauty, and the village has its own well regarded public house serving meals, village hall, church, beautiful attractive walks and bridleways, approximately five miles north of the well serviced historic market town of Horncastle, and there is NO 'upward CHAIN' as well as being PRICED to SELL!

It also benefits from replaced UPVC double glazing including external door, composite replaced front door, central heating, external lighting, and is offered freehold.

The property consists of entrance hall, two receptions including fireplace and built in cupboards/TV recess, modern fitted kitchen and adjoining dual aspect potential utility room, modern fully tiled shower room, the three bedrooms and an attached gardener's W.C.

The historic well serviced market town of Horncastle is about five miles away to the south, including doctors and dentists, swimming baths, grammar, secondary and primary schools for which Belchford is in the catchment area including transport.





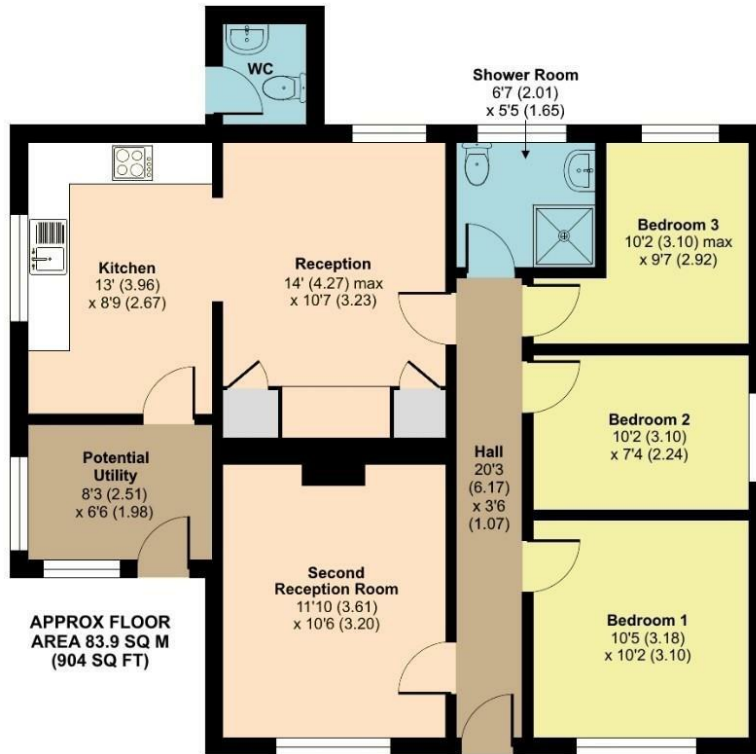
Main Road, Belchford, Horncastle, LN9

Approximate Area = 904 sq ft / 83.9 sq m

WC = 19 sq ft / 1.7 sq m

Total = 923 sq ft / 85.6 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: 1119642

Viewings

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

Valuations

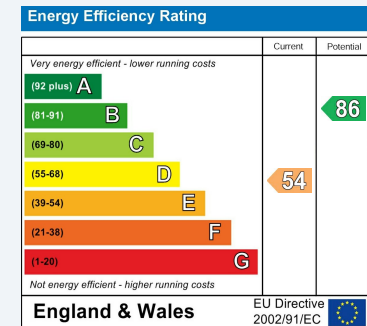
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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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.

