



Greenacres Park, Spilsby Road, Horncastle, , LN9 6NJ

- TWO DOUBLE bedroom DETACHED property with NO 'upward CHAIN'
- EASY MAINTENANCE open plan GARDENS and TWO double fronted metal SHEDS
- MODERN fitted KITCHEN BREAKFAST room with soft closure cabinets, one and a half bowl sink, hood extractor etc, built in cupboard (boiler and storage) and external door
- MODERN SHOWER ROOM including fully tiled double width shower and illuminated mirror fronted medicine cabinet
- Gas CENTRAL HEATING with Worcester boiler, UPVC double glazing including external doors
- Block paved off road PARKING, ONLY a council tax band 'A'
- Dual aspect LOUNGE with TWO BAY windows and wall mounted pebbles and living flame effect electric fire
- BUILT IN APPLIANCES include fan assisted electric oven, stainless steel 4 ring gas hob, fridge freezer, slim line dishwasher, washing machine
- TWO DOUBLE BEDROOMS, both having a range of BUILT-IN furniture and TV points
- WALKING DISTANCE to shop and bus stop, Edge of VERY WELL SERVICED historic market town

Guide Price £73,000



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DESCRIPTION

This is a two double bedroom detached property with dual aspect bay window lounge, modern kitchen breakfast room and modern shower room as well as off road parking, and easy maintenance open gardens, all in a desirable park for the over 45's, walking distance to shop and bus stop, to the edge of the very well serviced historic market town of Horncastle. and there is NO 'upward CHAIN'.

It also benefits from UPVC double glazing including external doors, gas central heating with Worcester boiler, external lighting and water supplies, bedroom fitted furniture is included and the council tax band is only an 'A'.

The property, a bespoke Homeseeker 28ft x 20ft park home, consists of dual aspect lounge (with two bay windows and wall mounted pebbles and living flame effect electric fire), inner hall, modern fitted kitchen breakfast room (with soft closure cabinets, one and a half bowl sink, hood extractor etc, built in cupboard (boiler and storage), external door and a range of built in appliances including fan assisted electric oven, stainless steel 4 ring gas hob, fridge freezer, slim line dishwasher and washing machine), modern shower room (with fully tiled double width shower and illuminated mirror fronted medicine cabinet), and the two double bedrooms both having built in wardrobes, chest of three drawers, two bedside cabinets and TV point.

Outside is block paved off road parking, easy maintenance wrap around open plan grassed garden, two beds of plants and shrubs, single tree, path to three sides of the property and 2 double fronted metal sheds.

Greenacres Park is a select development for the over 45's, allows pets subject to approval (sorry no dogs) and the site fees are £172.60 pcm. It is walking distance to shop and bus stop, on the edge of the historic market town of Horncastle whose amenities include supermarkets, doctors, dentists, main Post Office, swimming baths, fitness centre, bowling green etc and a golf course and fishing lakes are about 2.5 miles away.

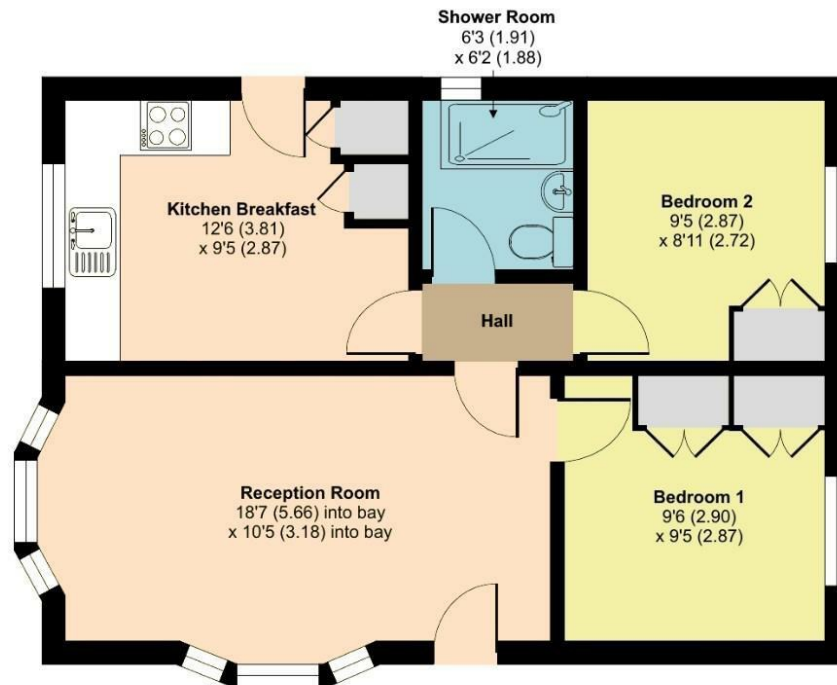




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Approximate Area = 554 sq ft / 51.5 sq m

For identification only - Not to scale



APPROX FLOOR
AREA 51.5 SQ M
(554 SQ FT)

 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: 1129460

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.



10 East Street, Horncastle, LN9 6AZ
Tel: 01507 524910 Email: horncastle@hunters.com <https://www.hunters.com>

