



Jolls Lane, Greetham, Horncastle, LN9 6NT

- BESPOKE individually designed, spacious 2,217 sq ft DETACHED house with NO 'upward CHAIN' in DESIRABLE village with ROLLING WOLDS countryside views
- Detached GARAGE (currently used as games room) with WORKSHOP, extensive PARKING including secure for at least eight cars
- LOUNGE with wood burner, DINING ROOM, and 3rd RECEPTION, ALL receptions being TRIPLE aspect and having FRENCH/extra wide patio doors to garden
- MODERN BATH and SHOWER room and EN-SUITE, 3rd SHOWER/bathroom and a W.C.
- FIVE DOUBLE bedrooms, THREE bathrooms, THREE receptions, DOUBLE GLAZED and CENTRAL HEATING
- 0.375 ACRE (sts) including landscaped front and side gardens and SOUTH/south east, PRIVATE rear GARDEN including 6-seater HOT TUB, SUMMER HOUSE, greenhouse and shed
- MODERN soft closure fitted KITCHEN including solid wooden units, AGA range and AGA conventional cooker, PANTRY room and fitted UTILITY room
- Spacious entrance HALL and GALLERIED LANDING (both with built in cupboards), rear lobby with French doors to garden, and rear hall

Guide Price £600,000



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DESCRIPTION

Fantastic location with rolling Wolds countryside views (designated an 'An Area Of Outstanding Natural Beauty'), this bespoke, individually designed and spacious 2,217 sq ft detached house, built in 1999, has five double bedrooms, three receptions and three bathrooms as well as a detached garage (currently use as a games room) with a self-contained workshop, on a generous 0.375 acre plot (sts) including landscaped front and side gardens and a south/south east facing and private rear garden, and there are patios, 6 seater hot tub, summer house, greenhouse and shed, all in the very desirable village of Greetham, only 3.5 miles from the well serviced historic market town of Horncastle, with bus services (school transport available).

It consists of spacious entrance hall with range of built in cupboards, lounge with fireplace having high glazed brown wood burner, third reception and dining room, all receptions being triple aspect and having French/extra wide patio doors to the gardens, with the dining room having a built in window seat and is open plan to the modern fitted farmhouse style kitchen that has soft closure solid wood fronted units with wooden worktops, island unit and Aga cream coloured with black top electric range and conventional cookers, rear lobby also having French doors to the garden, pantry room, rear hall, fitted utility room and downstairs W.C.

Upstairs is the galleried landing, having two built in cupboards, triple aspect master bedroom with en-suite having frame-less walk in shower with power shower, family bath and shower room including double ended bath and a frame-less walk in shower, third shower/bathroom, second, third, fourth and fifth double bedrooms including double and triple aspect.

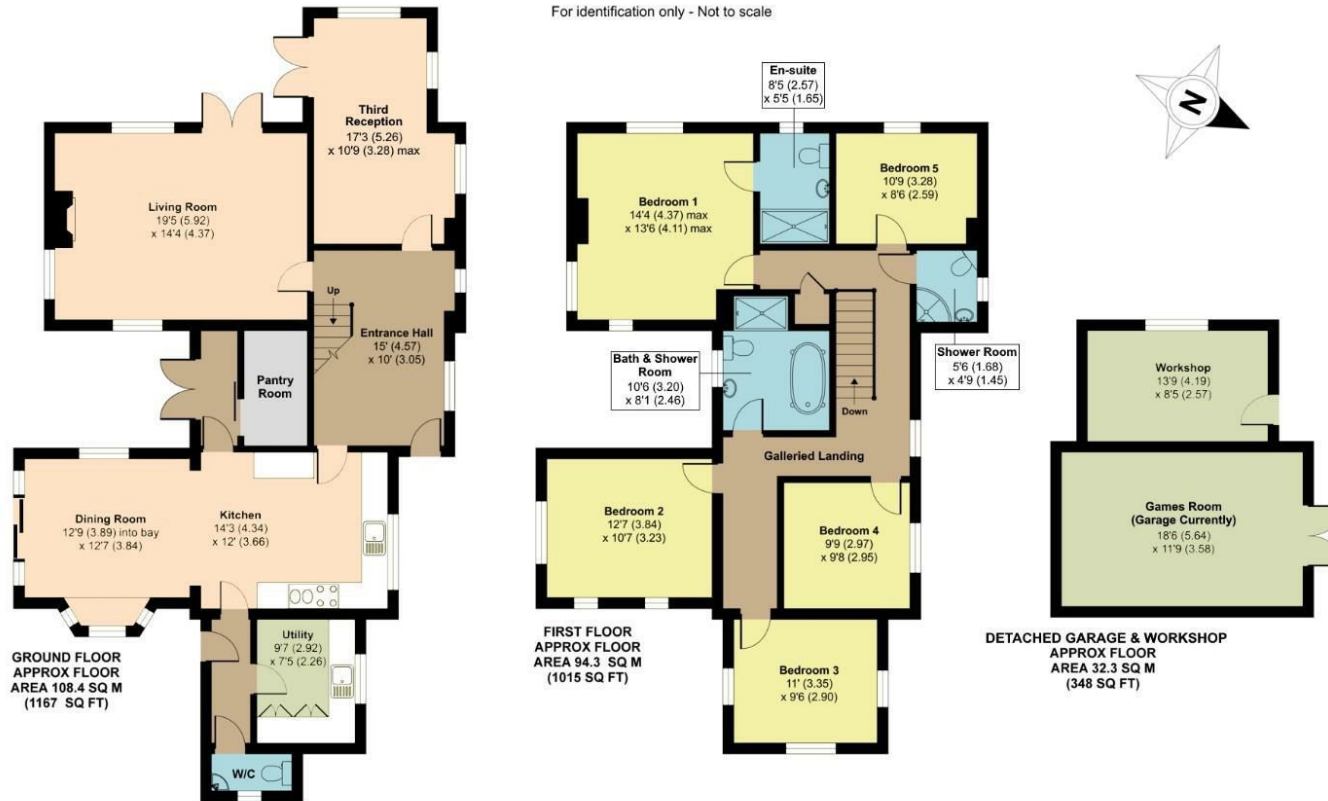
It also benefits from double glazing, central heating including annually serviced boiler, Google Nest remote controlled smart home system for heating control and security, downstairs oak flooring, fast broadband internet and is offered freehold.





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Approximate Area = 2182 sq ft / 202.7 sq m
 Outbuilding = 348 sq ft / 32.3 sq m
 Total = 2530 sq ft / 235 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). © nichecom 2021. Produced for Hunters Property Group. REF: 796845

Viewings

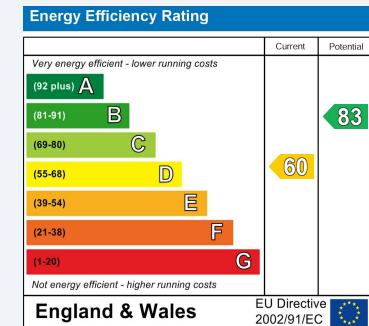
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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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