



The Wong, Horncastle, , LN9 6EA

- VERY SPACIOUS 1,800 sq ft PERIOD (originally circa 300 years old), WELL presented, COMFORTABLE living, semi-detached COTTAGE
- SOUTH facing, PRIVATE and fully enclosed, ESTABLISHED rear GARDEN including PATIO, miniature lamp post, UPVC double glazed SUMMER HOUSE (with light and power), and greenhouse
- VERY CONVENIENT LOCATION within walking distance to well serviced historic TOWN CENTRE and yet close by to playing fields, COUNTRY WALKS, swimming baths, gym, indoor bowls etc
- UPVC double glazed CONSERVATORY (having central heating, light, power and French doors to rear garden), STUDY and BESPOKE OAK framed entrance LOBBY
- FOUR DOUBLE bedrooms, THREE bath/shower rooms (and a W.C.), THREE receptions (and a study)
- DETACHED wooden GARAGE (having remote controlled vehicular door, pedestrian rear door, store room, light and power), parking and detached NEW wooden WORKSHOP
- 255 sq ft LOUNGE (with picture bow window), and DINING room, BOTH dual aspect and having WOOD/multi fuel BURNERS
- MODERN fitted KITCHEN (including soft closure drawers, ISLAND unit, EIGHT ring, fan assisted DOUBLE ovens RANGE COOKER, space/plumbing for wide fridge freezer and dishwasher)

Price £300,000



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DESCRIPTION

Very spacious 1,800 sq ft period (originally circa 300 years old), well presented, comfortable living, 4 double bedroom, 3 bath/shower room (and a W.C.), 3 reception (and a study) semi-detached cottage with south facing, private and fully enclosed, established rear garden including UPVC double glazed summer house (with light & power), detached garage, parking and new wooden workshop, all in a very convenient location, within walking distance to the well serviced historic town centre, yet close by to playing fields, country walks, swimming baths, gym, indoor bowls etc.

Also benefits from UPVC double glazing, mains gas central heating, new December 2022 annually serviced boiler, 2 wood/multi fuel burners, and period wooden internal doors.

The property consists of bespoke oak framed entrance lobby, 255 sq ft lounge (with picture bow window), and dining room, both dual aspect and having wood/multi fuel burners, UPVC double glazed conservatory (central heating, light, power and French doors to rear garden), study, modern fitted kitchen (including soft closure drawers, island unit, 8 ring, fan assisted double ovens range cooker, space/plumbing for wide fridge freezer and dishwasher), modern family bathroom (separate shower over bath), modern en-suite, downstairs utility shower room and a W.C, inner halls, landing with storeroom having built in cupboard, and 4 double bedrooms (master having built in double wardrobe).

Outside is the walled and picket fenced frontage, paved front garden, oak framed entrance lobby and pedestrian access to both the rear garden, and to the other side of the cottage another paved area and small garden. The south facing, private and fully enclosed, established rear garden has a paved patio, wealth of plants and shrubs, miniature lamp post, UPVC double glazed summer house (with light & power), greenhouse, and access to both the new wooden workshop and wooden garage (remote controlled vehicular door, pedestrian rear door, store room, light & power)

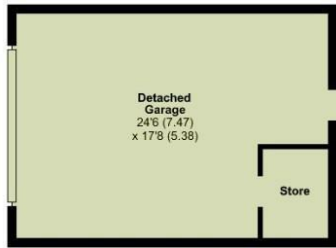




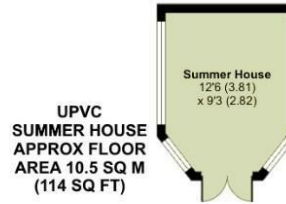
The Wong, Horncastle, LN9

Approximate Area = 1826 sq ft / 169.6 sq m
 Garage = 433 sq ft / 40.2 sq m
 Outbuilding = 144 sq ft / 13.3 sq m
 Total = 2373 sq ft / 223.1 sq m

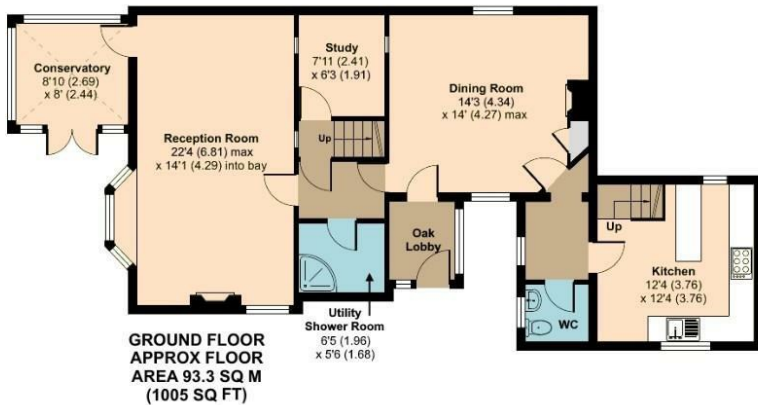
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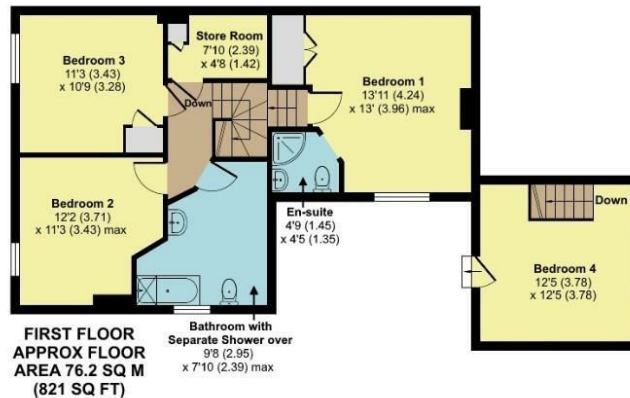
GARAGE
 APPROX FLOOR
 AREA 40.2 SQ M
 (433 SQ FT)



**UPVC
 SUMMER HOUSE**
 APPROX FLOOR
 AREA 10.5 SQ M
 (114 SQ FT)



GROUND FLOOR
 APPROX FLOOR
 AREA 93.3 SQ M
 (1005 SQ FT)



FIRST FLOOR
 APPROX FLOOR
 AREA 76.2 SQ M
 (821 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: 1141874

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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