



Wesley Way, Horncastle, , LN9 6RY

- VERY well presented, SPACIOUS, THREE bedrooms, TWO bathrooms, MODERN detached HOUSE with GOOD '72' ENERGY efficiency RATING
- Detached DOUBLE GARAGE (having LIGHT, POWER, windows and storage space in roof void), and DOUBLE width, DOUBLE depth off road PARKING including for CARAVAN if required
- ONLY 2 YEARS old SPACIOUS MODERN soft closure fitted KITCHEN DINER with QUARTZ GRANITE worktops, built in pantry and range of NEFF and BOSCH built in APPLIANCES
- UPVC double glazing including PATIO doors and NEW 2023 front and rear external DOORS, Mains GAS CENTRAL HEATING with Worcester REPLACED BOILER
- SECLUDED, established and fully enclosed (NEW 2021 fencing) rear GARDEN including specimen trees and ONLY 3 YEARS old EXTENSIVE paved PATIO
- 187 sq ft dual aspect LOUNGE with PATIO DOORS to rear garden
- MODERN BATHROOM with separate POWER SHOWER and shower screen over the bath, MODERN fully tiled EN-SUITE also with POWER SHOWER
- DESIRABLE location, edge of, and CONVENIENT for, TOWN CENTRE and to COUNTRY WALKS

Guide Price £297,500



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DESCRIPTION

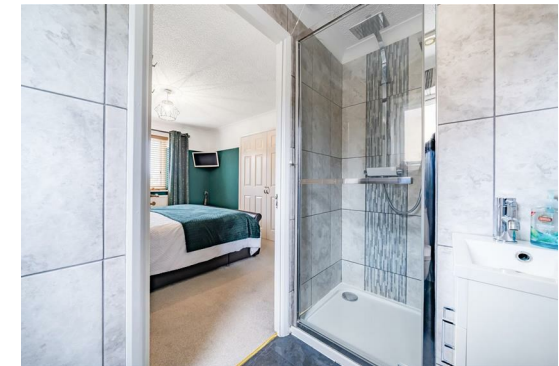
This is a very well presented, spacious, three bedroom (two doubles and generous third, all with built in wardrobes), two bathroom, modern detached house with secluded, established and fully enclosed rear garden, detached double garage with quadruple parking including for caravan if required, and a good '72' energy efficiency rating, all in a desirable location on the edge of, and convenient for the centre of, the well serviced historic market town of Horncastle, and to countryside walks.

It also benefits from UPVC double glazing including patio and new 2023 exterior doors, mains gas central heating with Worcester replaced boiler, external lighting, power and water supplies, new 2020 guttering and downpipes, fitted blinds are included, and is offered freehold.

The property consists of entrance, 187 sq ft dual aspect lounge with patio doors to rear garden, only 2 years old spacious and modern soft closure fitted kitchen diner (with quartz granite worktops, built in pantry, fridge freezer, range of Neff built in appliances: slide away door oven including internal light and LCD display, microwave oven and ceramic hob, and Bosch appliances: dishwasher and washing machine, and there is a tumble dryer).

Upstairs is the landing with central staircase and built in cupboard, modern bathroom (with separate power shower and shower screen over the bath), master bedroom (with built in double wardrobe), modern fully tiled en-suite (also with power shower), second double bedroom (with built in double wardrobe) and generous third bedroom (with built in wardrobe).

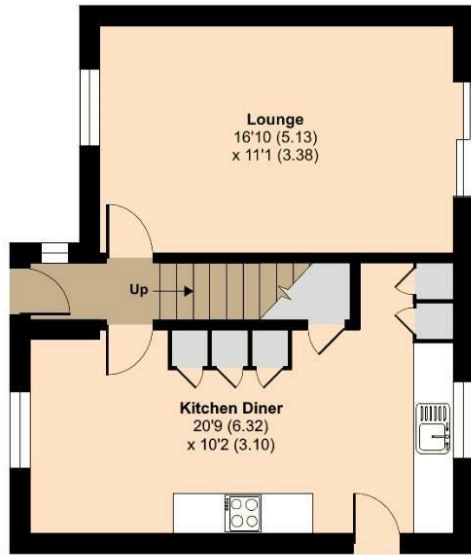
Outside is the detached double garage (having light, power, windows and storage space in roof void), and double width, double depth off road parking including for caravan if required, front garden, secure pedestrian access to the secluded, established and fully enclosed (new 2021 fencing) rear garden (including specimen trees and only 3 years old extensive paved patio).



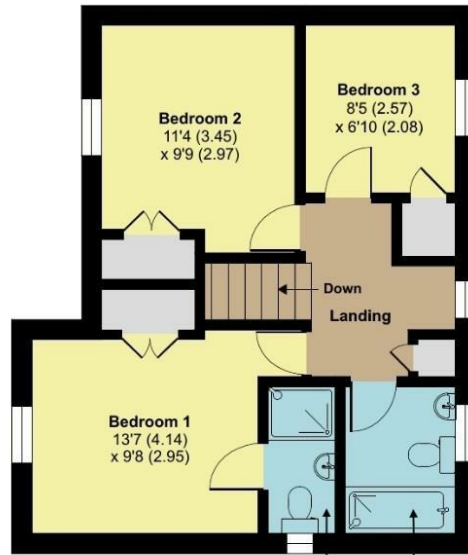


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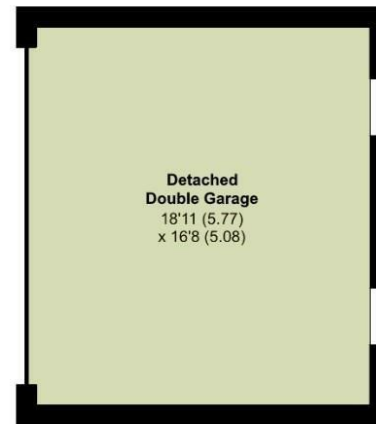
Approximate Area = 975 sq ft / 90.6 sq m
 Garage = 313 sq ft / 29.1 sq m
 Total = 1288 sq ft / 119.7 sq m
 For identification only - Not to scale



GROUND FLOOR
 APPROX FLOOR
 AREA 45.9 SQ M
 (494 SQ FT)



FIRST FLOOR
 APPROX FLOOR
 AREA 44.7 SQ M
 (481 SQ FT)



Detached Double Garage
 18'11 (5.77)
 x 16'8 (5.08)

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: 1151746

Viewings

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

Valuations

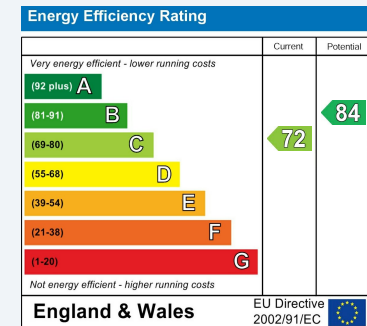
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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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.

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