



Main Road, Thimbleby, Horncastle, LN9 5RE

- FANTASTIC LOCATION, INDIVIDUALLY designed, VERY well presented, REFURBISHED and SPACIOUS 1,500 sq ft, detached BUNGALOW, on a GENEROUS 0.35 ACRE plot (sts)
- LANDSCAPED gardens and STUNNING far reaching countryside VIEWS from truly SOUTH FACING, PRIVATE and ESTABLISHED rear GARDEN including extensive PATIO and SHED
- FULLY PAID for SOLAR PANELS on GENEROUS TARIFF, UPVC double glazed including external doors, CENTRAL HEATING with Worcester EXTERNAL boiler that is serviced annually, TWO WOOD BURNERS
- Updated MODERN KITCHEN including OAK bevel edged worktops, soft closure fitted, corner carousel unit, Neff dishwasher, double oven, 5 ring gas hob, space for fridge freezer, UTILITY
- THREE DOUBLE bedrooms, TWO receptions (including 275 sq ft lounge), TWO bath/shower rooms (and a W.C.), with NO 'upward CHAIN' and VERY GOOD '74' ENERGY efficiency RATING
- GARAGE with light and power, EXTENSIVE off road PARKING for SEVERAL cars including CARAVAN if required
- NEW BATH and SHOWER room, NEW EN-SUITE with DOUBLE width SHOWER, NEW W.C, FULL electrical RE-WIRE including interlinked heat/smoke/carbon monoxide alarms
- 275 sq ft LOUNGE with BAY window and FEATURE LIMESTONE FIREPLACE with STOVAX RIVA cassette inset WOOD BURNER, Octagonal shaped GARDEN ROOM, both rooms with EXPANSIVE garden and countryside VIEWS

Price £455,800



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DESCRIPTION

Fantastic location with stunning far reaching countryside views, on a generous 0.35 acre (sts), this is an individually designed, very well presented, refurbished and spacious 1,500 sq ft, 3 double bedroom, 2 reception (including 275 sq ft lounge), 2 bath/shower rooms (and a W.C.), detached bungalow. With landscaped gardens and stunning far reaching countryside views from truly south facing, private and established rear garden including extensive patio and shed, and the front garden also has views beyond, as well as a garage with light and power, and extensive off road parking for several cars including caravan if required, on the edge of the very desirable village of Thimbleby that includes the Durham Ox pub and restaurant, an active church, yet only 1.7 miles from the centre of the well serviced historic market town of Horncastle, and there is NO 'upward CHAIN'.

It also benefits from a full electrical re-wire with certification including inter-linked heat/smoke/carbon monoxide alarms and external surround lighting, very good '74' energy efficiency rating, solar panelling fully paid for on a generous tariff, UPVC double glazing including external doors, UPVC soffits and fascias, central heating with Worcester external boiler that is serviced annually, two wood burners, all ceilings and walls replastered (bar one room).

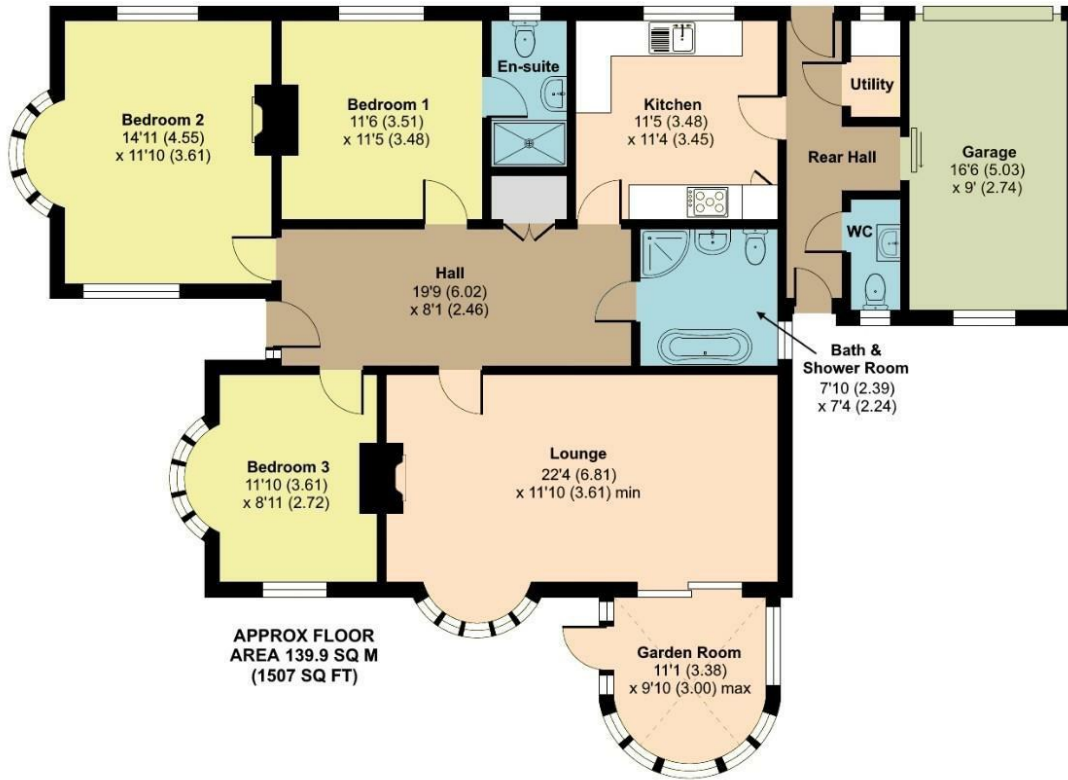
The property consists of recessed entrance porch, generous 160sq ft hall with built in double fronted full height cupboard, 275 sq ft lounge (with bay window and feature limestone fireplace with Stovax Riva cassette inset wood burner,) octagonal shaped garden room, both rooms with expansive garden and countryside views, updated modern kitchen (including oak bevel edged worktops, soft closure fitted, Neff dishwasher, double oven, 5 ring gas hob, space for fridge freezer), rear hall, utility, new bath and shower room, new en-suite with double width shower, new W.C, three double bedrooms including bay windows and feature fireplace with Aga wood burner.





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Approximate Area = 1507 sq ft / 139.9 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: 1135253

Viewings

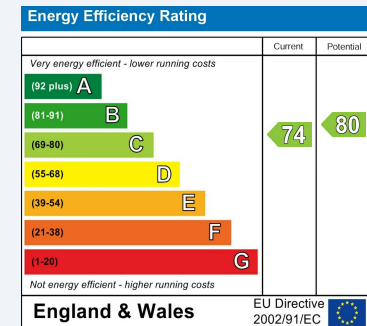
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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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