

Church Lane, Minting, Horncastle, Lincs, LN9 5RS

- SPACIOUS 1,306 sq ft, THREE DOUBLE bedroom, semi-detached MODERN BUNGALOW, ONLY a COUNCIL tax band 'B'
- Front garden and SOUTH east FACING, SECLUDED REAR GARDEN including low maintenance and green house
- LOUNGE DINER with two windows and FEATURE exposed brick fireplace including OAK mantle, quarry tiled hearth and WOOD BURNER
- Fully tiled MODERN BATHROOM with separate SHOWER over the bath and downstairs W.C.
- VERY DESIRABLE VILLAGE LOCATION with Sebastopol Inn, village hall, church and country VIEWS and walks
- With NO 'upward CHAIN', CENTRAL HEATING, but IN NEED of flooring, kitchen, some plastering and MODERNISATION
- GARAGE (with pedestrian internal door to property) and off road tandem PARKING for THREE cars
- SPACIOUS 120 sq ft KITCHEN BREAKFAST room, SPACIOUS HALL and STORE room
- Upstairs MASTER bedroom and TWO downstairs DOUBLE bedrooms including FRENCH doors to rear garden
- *FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £115,000* BIDDING CLOSES 30 AUGUST AT 3PM* FEES APPLY * Please go to [hunters.com/auctions](https://www.hunters.com/auctions) to register, log in and bid.

By Auction £115,000



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DESCRIPTION

*FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £115,000* BIDDING CLOSSES 30 AUGUST AT 3PM* FEES APPLY *

Please go to [hunters.com/auctions](https://www.hunters.com/auctions) to register, log in and bid.

This is a spacious 1,306 sq ft three double bedroom semi-detached modern bungalow, in need of flooring, kitchen, some plastering and modernisation, and there is a front garden, south east facing, secluded rear garden (including low maintenance and green house) , as well as garage (with pedestrian internal door to property) and off road tandem parking for three cars, all in the very desirable village of Minting, that has the Sebastopol Inn, village hall, church, country views and walks, and there is NO 'upward CHAIN'.

It also benefits from central heating, and only a council tax band 'B' that is currently £1,632.27 gross annually.

The property consists of spacious hall and a side passageway, lounge diner with two windows and feature exposed brick fireplace (including oak mantle, quarry tiled hearth and wood burner), spacious 120 sq ft kitchen breakfast room, fully tiled modern bathroom with separate shower over the bath and downstairs W.C, store room, upstairs master bedroom and two downstairs double bedrooms including French doors to rear garden.

Please be aware that last October Storm Babet with a Met Office red warning, unleashed more than a month's worth of rain in one morning and caused the property to flood.

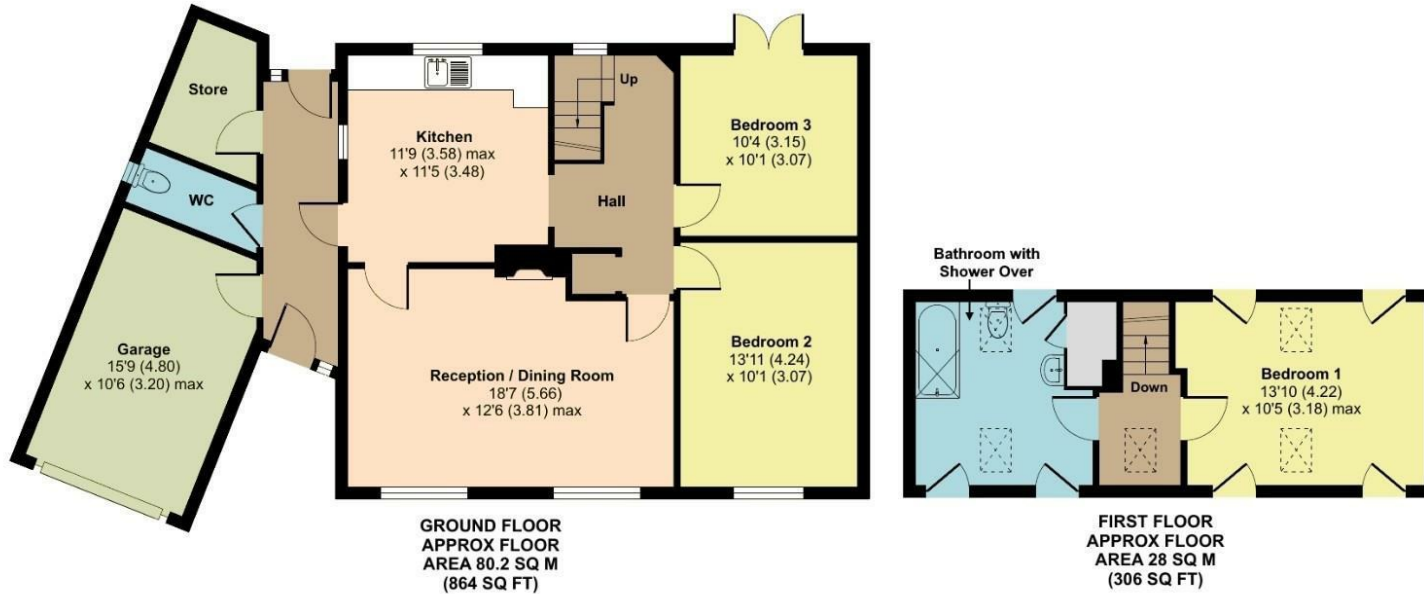
The very desirable village of Minting with the Sebastopol Inn, village hall, church, country views and walks, is in a great location, only 7 miles west from the well serviced historic market town of Horncastle (gateway to the Lincolnshire Wolds, a designated Area of Outstanding Natural Beauty), whose amenities include supermarkets, doctors, dentists, main Post Office, grammar, secondary and primary schools (school transport available from the village), swimming baths, fitness centre, bowling green etc and Woodhall Spa, home of the National Golf Centre is 8 miles away.





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Approximate Area = 1170 sq ft / 108.6 sq m
 Garage = 144 sq ft / 13.3 sq m
 Total = 1314 sq ft / 121.9 sq m
 For identification only - Not to scale



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			
(69-80) C			
(55-68) D			
(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.

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: 1154594

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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