



## Boston Road, Horncastle, , LN9 6HU

- Very well presented, VERY SPACIOUS 2,015 sq ft, MODERN detached HOUSE on VERY GENEROUS 0.63 ACRE plot
- SOUTH WEST facing and PRIVATE extensive GARDEN including full property width DECKING, period style lamp post and there is a block paved courtyard
- 190 sq ft dual aspect LOUNGE (with feature fireplace and OAK flooring), and 213 sq ft SECOND RECEPTION also dual aspect
- ENORMOUS 150 sq ft UTILITY room including built in cupboard, extensive range of units, sink, space/plumbing for several appliances including fridge freezer, washing machine and tumble dryer
- FOUR DOUBLE bedrooms (with 3 having built in wardrobes), TWO bath/shower rooms (and a W.C.), TWO receptions (and a kitchen diner and enormous utility)
- Detached DOUBLE GARAGE WORKSHOP and a detached single SECOND GARAGE, BOTH having light and power, and there is a vehicle pit), EXTRAORDINARY PARKING for about 9 cars
- MODERN fitted dual aspect KITCHEN DINER (including fan assisted double oven, ceramic hob, built in fridge and dishwasher)
- MODERN BATH and SHOWER ROOM with shaver point, and MODERN EN-SUITE, BOTH with marble/quartz effect waterproof walls, and there is a downstairs W.C. with vanity unit

**Guide Price £500,000**



# Boston Road, Horncastle, , LN9 6HU

## DESCRIPTION

Very well presented, very spacious 2,015 sq ft, four double bedroom (with 3 having built in wardrobes), two bath/shower rooms (and a W.C.), two reception (and a kitchen diner and enormous utility), modern detached house on a very generous 0.63 acre plot (sts), with south west facing and private extensive garden (including full property width decking, period style lamp post and there is a block paved courtyard), detached double garage workshop and a detached single second garage (both having light and power, and there is a vehicle pit), as well as extraordinary parking for about 9 cars including caravan if required, at the end of a lane leading to only two properties (What3words location: relocated.snappy.outings), on the edge of very well serviced historic market town, only 2.8 miles to golf course and fishing lakes.

It also benefits from UPVC double glazing including external doors, UPVC soffits and fascias, central heating with Worcester replaced boiler, wooden internal doors, external light, power and water supply.

The property consists of generous entrance hall with oak flooring and built in understairs cupboard, 190 sq ft dual aspect lounge (with feature fireplace and oak flooring), 213 sq ft second reception also dual aspect, modern fitted dual aspect kitchen diner (including fan assisted double oven, ceramic hob, built in fridge and dishwasher), enormous 150 sq ft utility room (including built in cupboard, extensive range of units, sink, space/plumbing for several appliances including fridge freezer, washing machine and tumble dryer), rear lobby and W.C. with vanity unit.

Upstairs is the galleried landing, modern bath and shower room with shaver point, and modern en-suite, both with marble/quartz effect waterproof walls, and the four double bedrooms with 3 having built in wardrobes and 2 being dual aspect.

The well serviced historic market town of Horncastle amenities include supermarkets, doctors, dentists, main Post Office, schooling, swimming baths etc





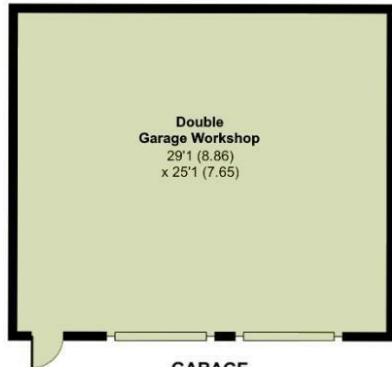
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Approximate Area = 2016 sq ft / 187.2 sq m

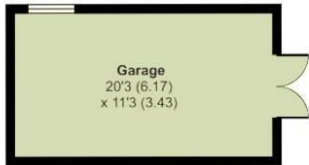
Garage = 964 sq ft / 89.5 sq m

Total = 2980 sq ft / 276.7 sq m

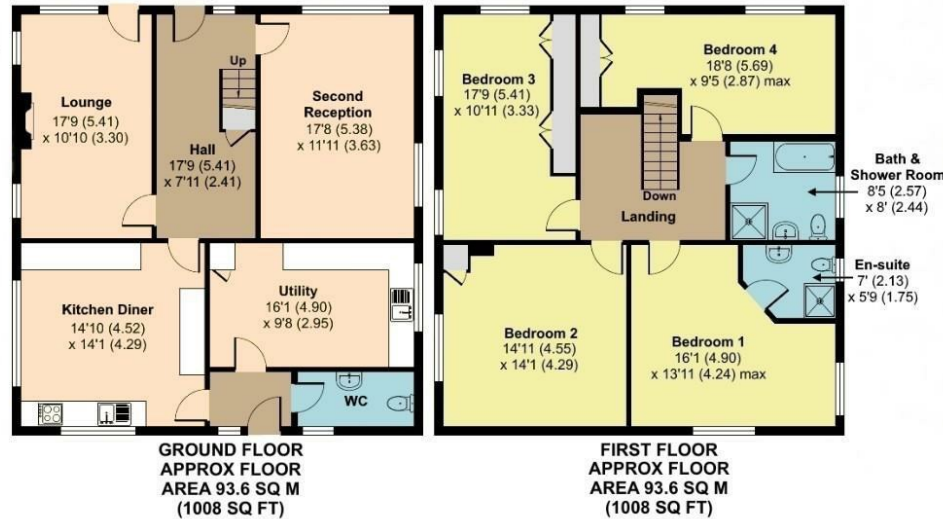
For identification only - Not to scale



**DOUBLE GARAGE WORKSHOP**  
APPROX FLOOR AREA 68.1 SQ M (734 SQ FT)



**GARAGE**  
APPROX FLOOR AREA 21.3 SQ M (234 SQ FT)



**GROUND FLOOR**  
APPROX FLOOR AREA 93.6 SQ M (1008 SQ FT)

**FIRST FLOOR**  
APPROX FLOOR AREA 93.6 SQ M (1008 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: 1153241

## Viewings

Please contact [horncastle@hunters.com](mailto: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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	<b>79</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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