



## Cowling Close, , Horncastle, LN9 6QY

- STUNNING TWO DOUBLE bedroom house, Built NEW 2016
- ALLOCATED and visitor PARKING spaces
- SPACIOUS hall, LOUNGE with feature BAY and door to GARDEN
- MODERN BATHROOM having separate SHOWER over the bath, downstairs W.C.
- PRIVATE rear GARDEN including EXTENSIVE PATIO and shed
- 10 YEAR NHBC warranty, End terrace of only 3 properties
- EXCELLENT 'B' 82 ENERGY efficiency RATING
- 4.64m (15' 3") MODERN soft closure fitted KITCHEN DINER
- UPVC double glazed, Mains gas CENTRAL HEATING with annually serviced Worcester boiler
- DESIRABLE and CONVENIENT cul-de-sac LOCATION

**Price £169,995**





# Cowling Close, , Horncastle, LN9 6QY

## DESCRIPTION

This is beautifully presented two double bedroom house, the end terrace of only three properties, built new 2016 with a ten year NHBC (National House Building Council) warranty by reputable local builders Bell and Shinn with private rear garden as well as having allocated parking, in a desirable and convenient cul-de-sac location for the well serviced historic market town of Horncastle.

It also benefits from UPVC double glazing including external doors, mains gas central heating including annually serviced Worcester condensing boiler, excellent 'B' 82 energy efficiency rating (see separate graph), serviced security alarm system, stone style window sills, low maintenance corbelled brickwork in lieu of soffits and fascias, feature knee high ribbon brick work to the front, external light, power and water supplies, and the property is offered freehold.

The property consists of spacious entrance, lounge with feature bay and door to the patio and rear garden, 4.64m (15' 3") modern fitted kitchen diner (having built in soft closure units and includes stainless steel/glass fronted fan assisted electric oven with grill and LCD display, 4 ring ceramic hob, stainless steel canopy hood extractor, space/plumbing for fridge freezer, washing machine and another under counter appliance), downstairs W.C, landing, modern bathroom with separate shower over the offset bath (glass pivot shower screen and fully wall tiled over the bath, and a hand basin in soft closure vanity unit), master bedroom and second double bedroom with built in wardrobe, with TV points in both bedrooms.

Outside there is a low maintenance front garden, sandstone style paving, pedestrian side gate to the fully fenced/brick wall enclosed private south east facing rear garden with extensive paved patio, shed and pedestrian gate off to the allocated parking space and visitors parking at the rear.

Horncastle amenities include supermarkets, doctors, dentist, main Post Office, schooling, swimming baths etc.

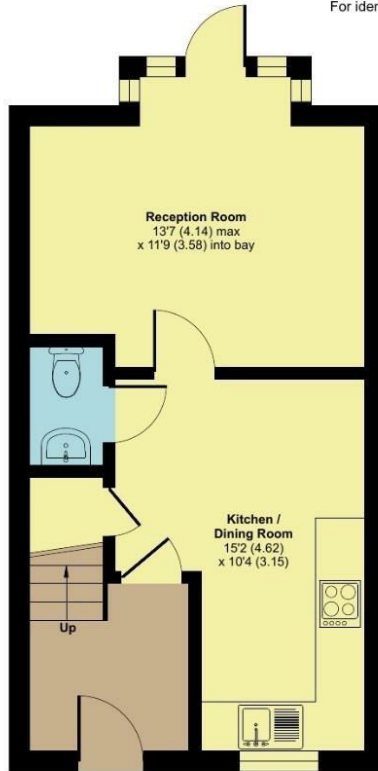




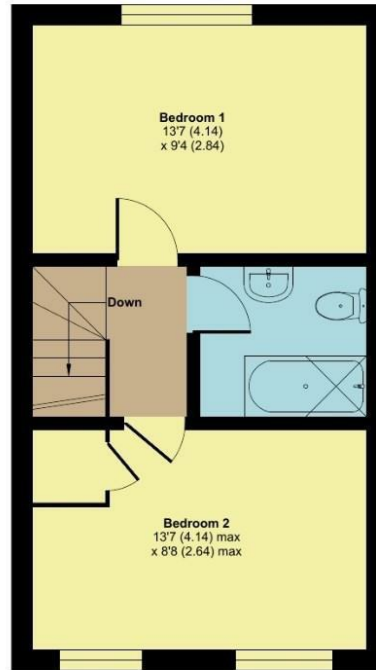


# Cowling Close, Horncastle, LN9

Approximate Area = 710 sq ft / 65.9 sq m  
For identification only - Not to scale



GROUND FLOOR  
APPROX FLOOR  
AREA 33.5 SQ M  
(361 SQ FT)



FIRST FLOOR  
APPROX FLOOR  
AREA 32.4 SQ M  
(349 SQ FT)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Hunters Property Group. REF: 1177022

## 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) A			93
(81-91) B		82	
(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.



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