



College Close, Horncastle, Lincs, LN9 6BZ

- THREE BEDROOM SEMI-detached MODERN house with GOOD '71' ENERGY efficiency RATING
- SECLUDED rear fully fenced GARDEN, GENEROUS DECKING and LARGE SHED
- MODERN fitted KITCHEN DINER with FRENCH doors to garden
- BUILT IN wardrobes to ALL 3 bedrooms
- Mains GAS CENTRAL HEATING with NEW 2018 Worcester BOILER and HIVE smart and remote control
- EXTENSIVE PARKING including 48 ft/ 14.63m drive
- LOUNGE with bow window and study area
- BATHROOM with separate SHOWER over the bath
- UPVC double glazed including external and FRENCH doors
- POPULAR cul-de-sac LOCATION, WELL SERVICED historic market TOWN

Price £168,000



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DESCRIPTION

This is a modern three bedroom semi -detached house with property entrance, lounge having bow window and study area, modern fitted kitchen diner with new 2021 Bosch slot in dual fuel electric/gas cooker and having French doors to the rear garden, landing, bathroom with separate shower over the bath, master bedroom, second double bedroom and single third bedroom, all with built in wardrobes/cupboards.

Outside is extensive parking including 48 ft/ 14.63m drive, front garden, secluded rear fully fenced garden with generous decked seating area and large metal shed.

It also benefits from UPVC double glazing including external and French doors, mains gas central heating with new 2018 Worcester Bosch boiler, Hive smart and remote controlled thermostat system, good '71' energy efficiency rating, new 2018 shower, wooden close boarded feather edged rear fencing, external light, power and water supplies, and the property is offered freehold.

Located in a popular residential cul-de-sac road in the well serviced historic market town of Horncastle whose amenities include supermarkets, doctors, dentists, main Post Office, grammar, secondary and primary schools, swimming baths, fitness centre, bowling green etc. and Horncastle golf course and the Ashby Park fishing lakes are approximately 2.7 miles away.

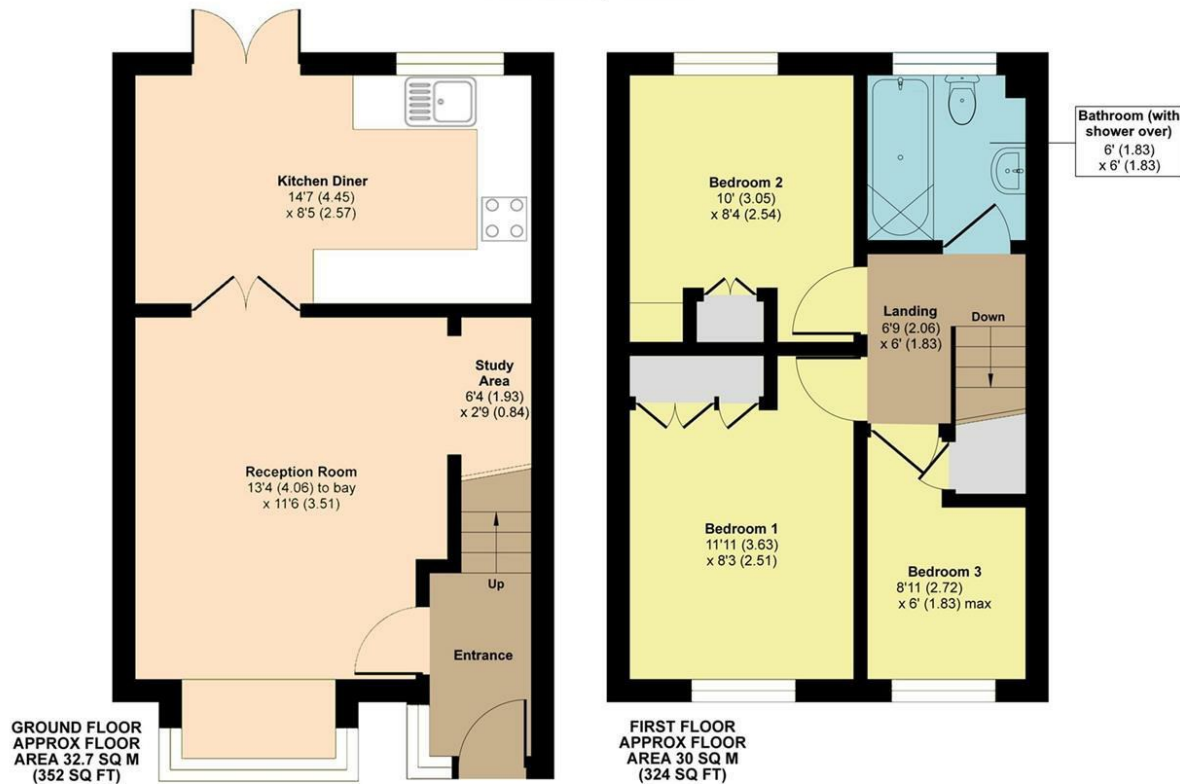




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Approximate Area = 676 sq ft / 62.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2020. Produced for Hunters Property Group. REF: 614110

Viewings

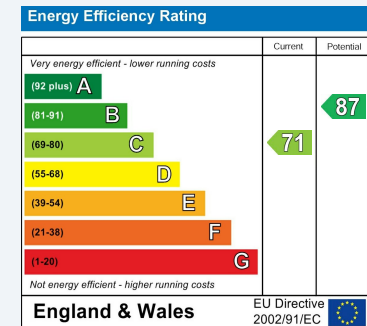
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.