



Main Road, Belchford, Horncastle, LN9 6LF

- SPACIOUS 2,050 sq ft, FIVE bedroom, FOUR reception, detached HOUSE with NO 'upward CHAIN'
- NON-ESTATE plot including PRIVATE and enclosed GARDENS including 2 x patios, Off road PARKING
- 122 sq ft DINING ROOM including worktop, units, full height pantry, space for French/ American style fridge freezer and open plan to kitchen, 150 sq ft 4th RECEPTION including stairs
- Fully tiled MODERN BATH and SHOWER ROOM with underfloor heating, including DOUBLE width shower, whirlpool bath, hand basin in extensive vanity unit, illuminated mirror and shaver point, THREE W.C.'s including fully tiled and gardener's W.C.
- VERY DESIRABLE village with pub etc in the WOLDS: a designated AREA of OUTSTANDING NATURAL BEAUTY
- 333 sq ft dual aspect LOUNGE including FRENCH doors to rear garden and patio, FAMILY room with patio doors to brick dwarf wall enclosed front patio
- MODERN soft closure fitted KITCHEN with Leisure RANGE COOKER (5 ring ceramic hob, double oven, separate grill), units including open wine rack and two slide out spice cabinets, space/plumbing dishwasher, washing machine and tumble dryer
- UPVC double glazing including external, FRENCH and PATIO doors, UPVC soffits and fascias, CENTRAL HEATING and UNDER FLOOR heating with NEW 2023 external boiler serviced annually

Guide Price £400,000



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DESCRIPTION

Spacious 2, 050 sq ft, 5 bedroom, 4 reception, detached house on a non-estate plot with private and enclosed gardens including two patios, as well as off road parking, in the very desirable village of Belchford, beautifully placed in the Lincolnshire Wolds a designated Area of Outstanding Natural Beauty, and the village has its own well regarded public house serving meals, village hall, church, beautiful attractive walks and bridleways, approx. 5 miles north of the well serviced historic market town of Horncastle, and there is NO 'upward CHAIN'.

It also benefits from UPVC double glazing including external, French and patio doors, UPVC soffits and fascias, central and under floor heating with new 2023 external boiler serviced annually, external lighting and water supplies.

The property consists of 101 sq ft entrance room, 333 sq ft dual aspect lounge including French doors to rear garden and patio, family room with patio doors to brick dwarf wall enclosed front patio, modern soft closure fitted kitchen (with Leisure range cooker having 5 ring ceramic hob, double oven and separate grill, units including open wine rack and two slide out spice cabinets, space/plumbing for dishwasher, washing machine and tumble dryer), open plan to 122 sq ft dining room (including worktop, units, full height pantry, space for French/ American style fridge freezer), inner hall with built in double cupboard, 150 sq ft 4th reception including stairs, fully tiled modern bath and shower room (with underfloor heating and including double width shower, whirlpool bath, hand basin in extensive vanity unit, illuminated mirror and shaver point), three W.C.'s (including fully tiled and gardener's W.C.), landing with built in double cupboard and the 5 bedrooms.

The historic well serviced market town of Horncastle is about 5 miles away to the south, including doctors and dentists, swimming baths, grammar, secondary and primary schools for which Belchford is in the catchment area including transport.

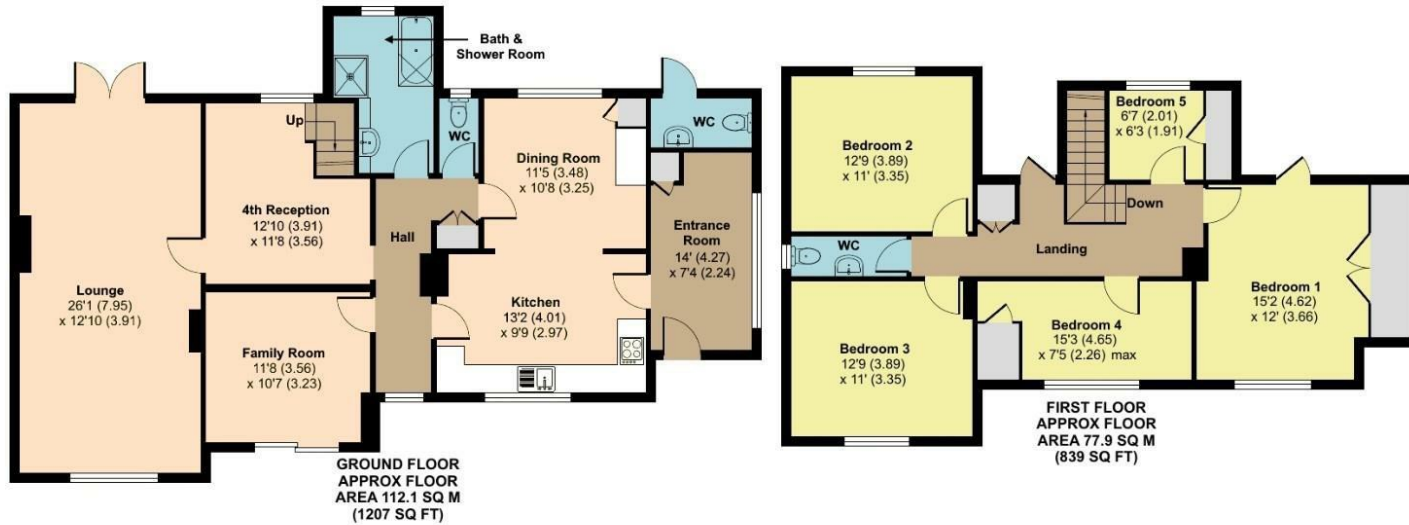




Belchford, Horncastle, LN9

Approximate Area = 2046 sq ft / 190 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). © nlichecom 2024. Produced for Hunters Property Group. REF: 1134638

Viewings

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

Valuations

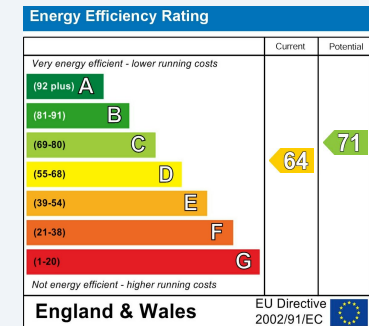
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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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.

