



Oaktree Meadow, Horncastle, Lincs, LN9 5PG

- THREE bedrooms, TWO bathrooms, IMMACUATELY presented and NO 'upward CHAIN'
- GARAGE WORKSHOP (light + power), GENEROUS PARKING for 3 cars
- SOUTH FACING, PRIVATE, fully enclosed GARDENS, 2 x sandstone paved PATIOS
- MODERN BATHROOM with SHOWER over, MODERN EN-SUITE, downstairs W.C.
- UPVC double glazing including external doors

- Brand NEW 2016 with TEN YEAR NHBC warranty
- VERY GOOD '79" ENERGY efficiency RATING
- MODERN soft closure fitted KITCHEN DINER including BUILT IN fridge freezer, wine cooler, dishwasher, A+ washing machine, fan assisted electric oven, 4 ring gas hob
- Mains gas downstairs UNDER FLOOR heating, upstairs CENTRAL HEATING
- Cul-de-sac location, CONVENIENT for well serviced historic TOWN CENTRE

Price £220,000



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DESCRIPTION

This beautiful well presented property, is a modern, spacious, three bedroom, two bathroom end terrace modern house of only four properties that also has a separate garage workshop, generous parking, private and fully fenced south facing rear and side gardens, with two sandstone paved patios. The house was built brand new 2016, with a very good '79' energy efficiency rating (see attached graph) and to a very high standard which has been maintained since, with the balance of the ten year NHBC (National House Building Council) warranty. It is at the end of a desirable cul-de-sac, convenient for the historic market town centre and country walks, and there is NO 'upward CHAIN'.

The house consists of entrance hall, spacious 200 sq ft lounge, modern fitted kitchen diner including all built in appliances and a walk in pantry, rear lobby with built in storage cupboard, downstairs modern W.C, landing, modern bathroom with separate shower over the bath, master bedroom with built in wardrobe/cupboard, modern en-suite, second double bedroom with built in wardrobe/cupboard and third bedroom, with all the bedrooms having TV and telephone points.

Outside there is a separate garage workshop with light and power, additional tandem parking if required, block and paved paths with access to the private and wooden feather edge close boarded fully fenced south facing rear and side gardens having two sandstone paved patios including light and power and there is further outside lighting and a water tap.

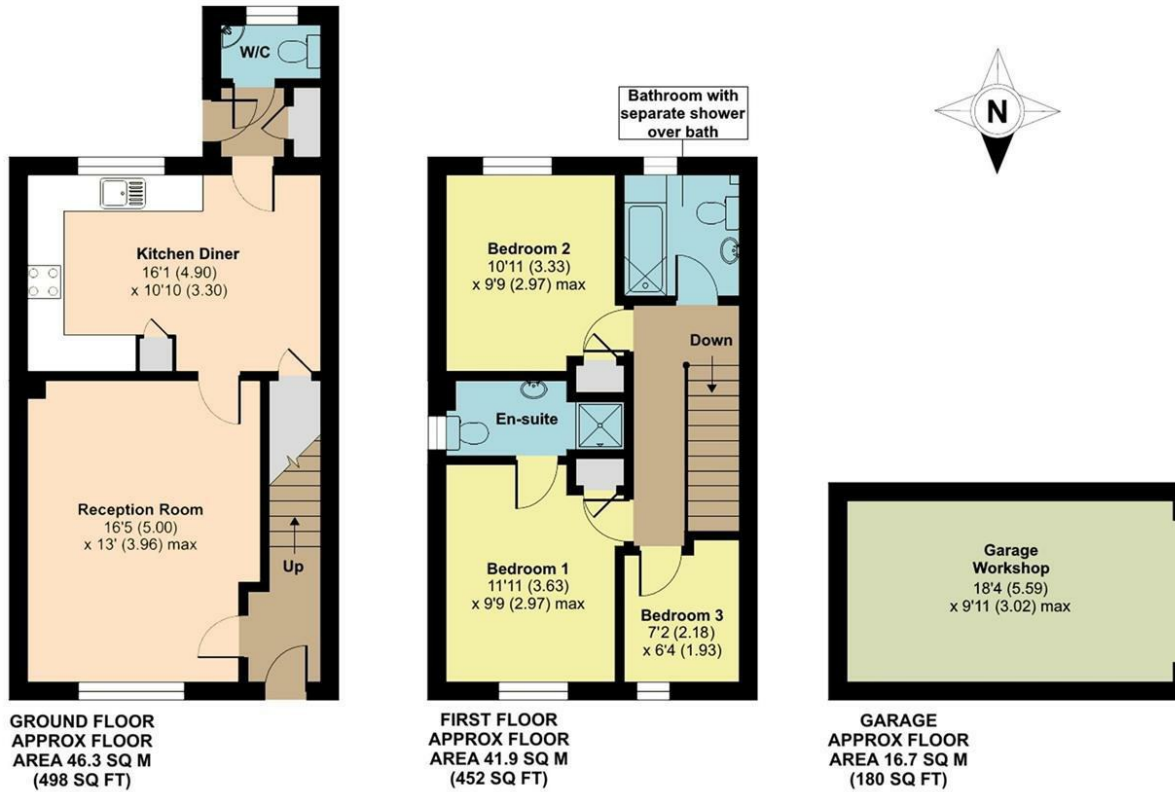
It also the benefits from UPVC double glazed windows with night vents, UPVC double glazed external doors, downstairs mains gas fired under floor heating with thermostat controls and upstairs central heating with radiators having thermostatic valves, all with a Worcester condensing boiler, security alarm system, mains and battery back up smoke detectors, coving to all rooms, quality flooring throughout, and feature low maintenance corbelled brickwork in lieu of soffits and fascias.





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Approximate Area = 950 sq ft / 88.3 sq m
 Garage = 180 sq ft / 16.7 sq m
 Total = 1130 sq ft / 105 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). © nclhecom 2022. Produced for Hunters Property Group. REF: 799435

Viewings

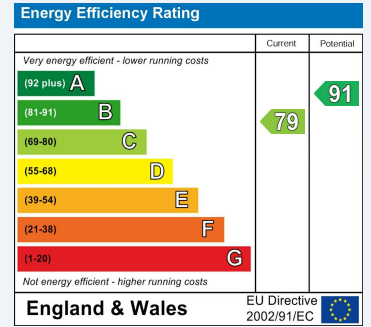
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

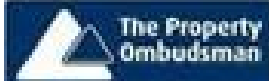
ENERGY PERFORMANCE CERTIFICATE

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.



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