



Maltby Way, Horncastle, Lincs, LN9 6QX

- VERY well presented, SPACIOUS 1,755 sq ft, MODERN, HIGH SPECIFICATION detached house
- Detached DOUBLE GARAGE (with 2 remote controlled doors, light, power and pedestrian side door) and block paved up to SEXTUPLE PARKING (double width, triple depth)
- GOOD '76' ENERGY efficiency RATING, UPVC double glazed including external and 2 pairs of FRENCH doors, Mains GAS CENTRAL HEATING with recently serviced Worcester boiler
- 270 sq ft triple aspect soft closure fitted KITCHEN DINING room with FRENCH doors to garden, including peninsula design and suspended extractor, UTILITY room
- DESIRABLE and CONVENIENT cul-de-sac location in well serviced historic market town
- FIVE bedrooms (four doubles and a generous fifth), THREE bathrooms (and a W.C.), and TWO receptions
- SOUTH WEST and PRIVATE fully fenced rear and side GARDENS, with extensive decked seating area over paved patio, and a feature pergola covered paved corner garden patio
- Dual aspect LOUNGE with WOOD BURNER and bay window, Open plan FAMILY ROOM with FRENCH doors to rear garden
- MODERN BATHROOM fully tiled having a wall mounted shower extension, MASTER EN-EN-SUITE fully tiled having corner quadrant shower, SECOND EN-SUITE with double width shower, and a downstairs W.C.

Price £375,000



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DESCRIPTION

This is a very well presented, spacious 1,771 sq ft five bedroom (four doubles and a generous fifth), three bathroom (and a W.C.), two reception, and a 270 sq ft triple aspect kitchen diner, modern, high specification detached house, with a good '76' energy efficiency rating, detached double garage, up to sextuple parking and a south west, private fully fenced rear and side gardens, all in a desirable and convenient cul-de-sac location in the well serviced historic market town of Horncastle.

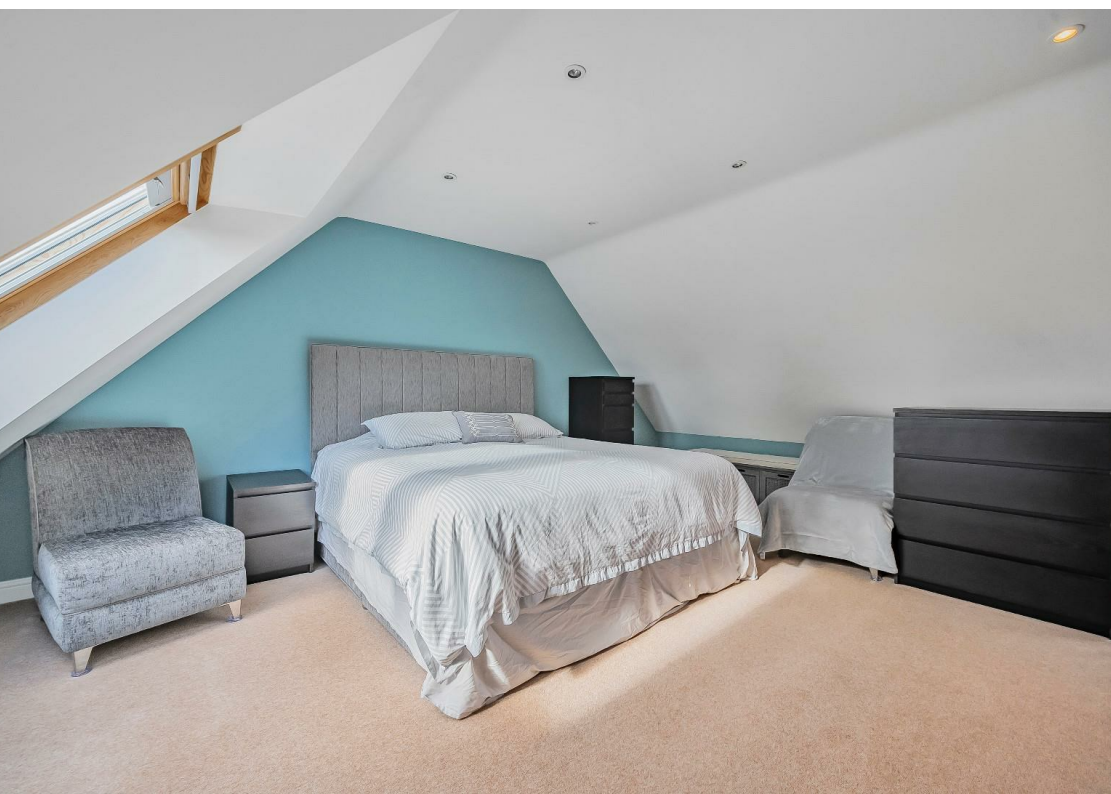
It also benefits from UPVC double glazing including external doors and 2 pairs of French doors, mains gas central heating with recently serviced Worcester boiler, security alarm system, low maintenance corbelled brickwork in lieu of soffits and fascias, 'stone' window sills, external light, power and water supplies, and is offered freehold.

The block paved drive provides for up to sextuple parking (double width, triple depth) and leads to the detached double garage (with 2 remote controlled doors, light, power and pedestrian side door).

The property consists of entrance lobby, hall with 3 slide out under stairs cupboards, W.C, dual aspect lounge (with wood burner and bay window), family room (with French doors to rear garden) open plan to the 270 sq ft triple aspect soft closure fitted kitchen diner with French doors to rear garden (including peninsula design with suspended extractor over 5 ring gas hob, Neff slide away door electric oven, built in dishwasher, space for French/American style fridge freezer etc), utility room (with space/plumbing for 2 appliances and an external door).

Upstairs the landing has a built in airing cupboard, bathroom (fully tiled with a wall mounted shower extension), second double bedroom with en-suite (having a double width shower), third double and generous fourth bedrooms, and to second floor master suite (having his'n'her walk in wardrobes each with wall light, and an en-suite fully tiled having corner quadrant shower).



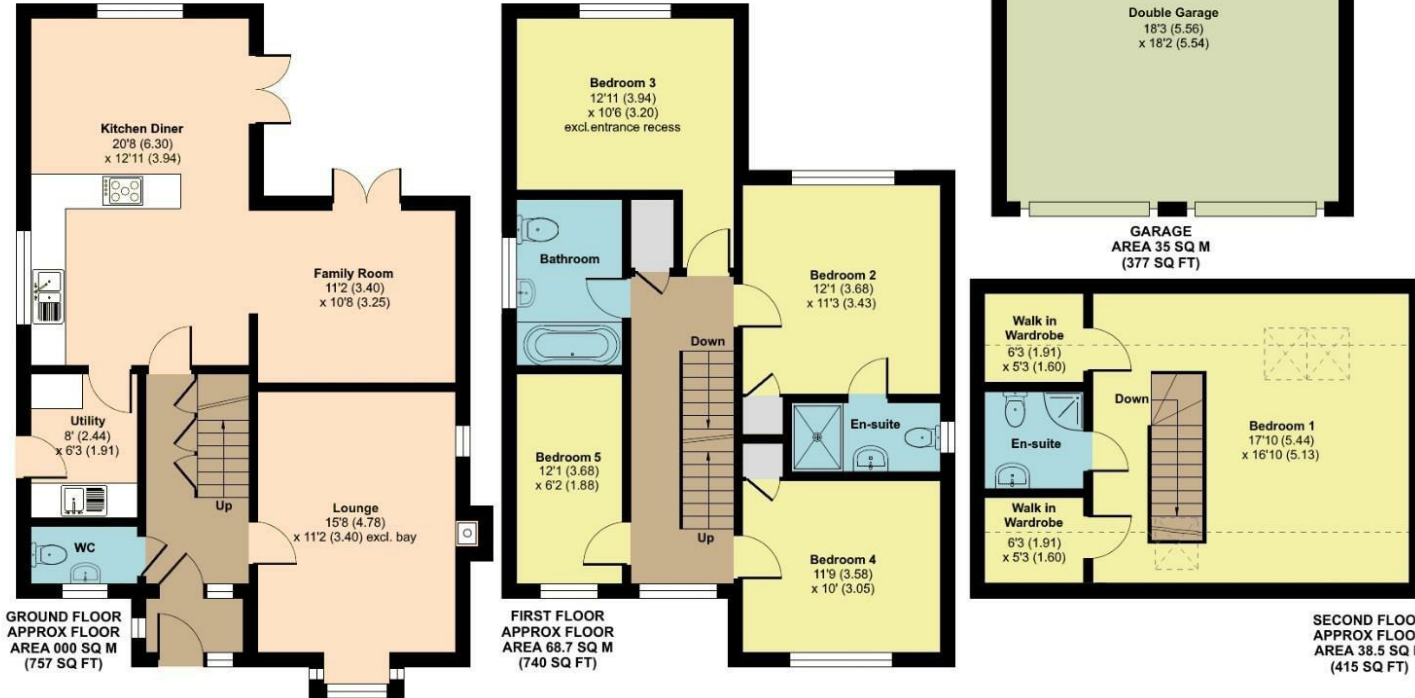


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Denotes restricted head height

Approximate Area = 1771 sq ft / 164.5 sq m
 Limited Use Area(s) = 141 sq ft / 13 sq m
 Garage = 377 sq ft / 35 sq m
 Total = 2289 sq ft / 212.5 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). © nrichecom 2024. Produced for Hunters Property Group. REF: 1197139

Viewings

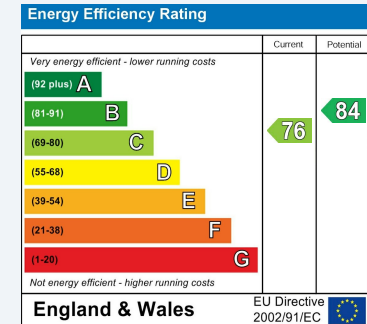
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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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