



Madely Close, Horncastle, , LN9 6RQ

- Very SPACIOUS 1,360 sq ft, EXTENDED and very well presented, DETACHED modern HOUSE with GOOD '71' ENERGY efficiency RATING
- GARAGE (with remote controlled vehicular door, light, power and pedestrian rear door to craft room), and off road PARKING for THREE cars
- Dual aspect LOUNGE, CRAFT ROOM (with built in worktop and cupboards including wall, base and full height)
- MODERN soft closure fitted KITCHEN DINER including solid OAK block wood WORKTOPS, double oven, induction hob, space/plumbing dishwasher etc, UTILITY room
- THREE DOUBLE bedrooms, THREE receptions, TWO bathrooms
- UPVC double glazed including NEW 2022 FRENCH doors and COMPOSITE front door, UPVC soffits and fascias, Mains GAS CENTRAL HEATING
- Generous 130 sq ft GARDEN ROOM (having central heating, lights, power, wall window and two Velux roof windows, French doors to rear garden)
- MODERN BATHROOM, MODERN EN-SUITE and downstairs W.C.

Price £270,000



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DESCRIPTION

This is a spacious 1.360 sq ft, extended and very well presented, three double bedroom, three reception, two bathroom detached house, with garage (having remote controlled vehicular door, light, power and pedestrian rear door to craft room), off road parking for three cars and a secluded fully fenced rear garden (including decked seating area, summer house, timber raised bed of plants, external light, power and water supplies), providing a very desirable freehold property in a sought after cul-de-sac location, of the well serviced historic market town of Horncastle.

It also benefits from UPVC double glazing including new 2022 French doors and composite front door, oak veneer internal doors, UPVC soffits and fascias, and mains gas central heating.

The property consists of an entrance hall with built in understairs cupboard, dual aspect lounge, generous 130 sq ft garden room (having central heating, lights, power, wall window, and two Velux roof windows, French doors to rear garden), craft room (with built in worktop and cupboards including wall, base and full height), modern soft closure fitted kitchen diner (having solid oak block wood tops, double oven, induction hob, space/plumbing dishwasher etc), utility room (with space for two appliances and external side door), downstairs W.C.

Upstairs is a galleried landing with built in cupboard, modern bathroom, dual aspect master bedroom having a modern en-suite, second double bedroom with built in double wardrobe and third double bedroom with built in quadruple wardrobe.

It is located in a popular cul-de-sac road in the historic market town of Horncastle which has its own amenities including 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.





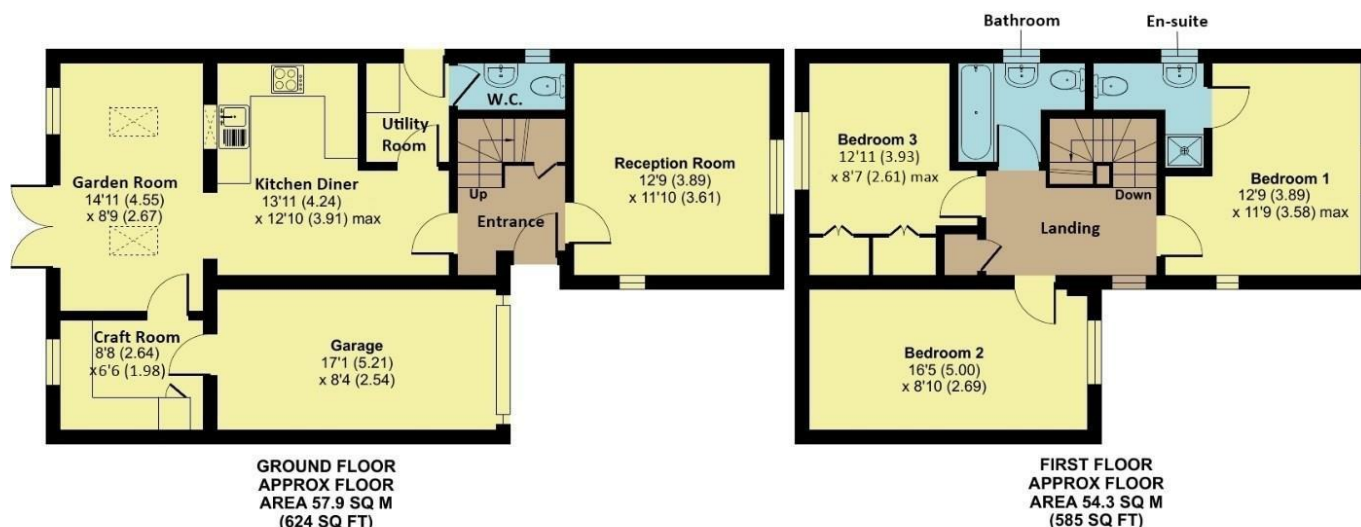
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Approximate Area = 1209 sq ft / 112.3 sq m

Garage = 143 sq ft / 13.2 sq m

Total = 1352 sq ft / 125.5 sq m

For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
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Viewings

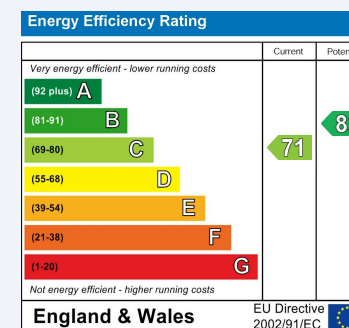
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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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