



Mareham-On-The-Hill, , Horncastle, Lincs, LN9 6PQ

- SPACIOUS FOUR bedrooms, FIVE receptions, TWO bathrooms
- GENEROUS 0.18 ACRE plot, IN and OUT drive and PARKING
- MODERN soft closure fitted KITCHEN and LARGE UTILITY
- LOUNGE 276 sq ft, DINING, FAMILY rooms, office, conservatory
- V. DESIRABLE LOCATION, only 2.1 miles TOWN CENTRE
- DETACHED house with far reaching COUNTRYSIDE VIEWS
- WEST FACING, PRIVATE rear GARDEN and extensive PATIO
- MODERN downstairs BATHROOM, upstairs SHOWER ROOM
- UPVC dble glazed, UPVC soffits+fascias, CENTRAL HEATING
- NO 'upward CHAIN'

Guide Price £400,000



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DESCRIPTION

Spacious four bedroom, four reception (and conservatory), two bathroom, detached house on a generous 0.18 acre plot (sts), with far reaching countryside views including west facing and private rear garden with extensive patio, in the very desirable village of Mareham-on-the-Hill, yet only a short distance from the well serviced historic market town of Horncastle and there is NO 'upward CHAIN'.

The property consists of entrance lobby, entrance hall, 276 sq ft lounge, UPVC double glazed conservatory having central heating and power, family room, office, generous 140 sq ft dining room having patio doors to the rear garden and is open plan to the modern soft closure fitted kitchen, rear lobby, large utility room, downstairs modern bathroom, landing with built in cupboard, upstairs modern shower room (former bathroom) and having a double width shower, master bedroom, bedrooms two, three and four. Outside with far reaching countryside views to the front and especially the rear, there is the in and out drive with turning bay, front garden, west facing private rear garden with extensive patio, greenhouse and two sheds.

The property also benefits from UPVC double glazing including exterior and French doors, UPVC soffits and fascias, central heating with boiler serviced annually, new 2021 electrical consumer unit and hot water cylinder, 2020 re-felted and battened roof, new fencing and both sheds within the last two years and the property is offered freehold.

The very desirable village of Mareham-on-the-Hill with it's own church, is only 2.1 miles south-east from the centre of the well serviced historic market town of Horncastle whose amenities include supermarkets, doctors, dentist, 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 4.3 miles away.

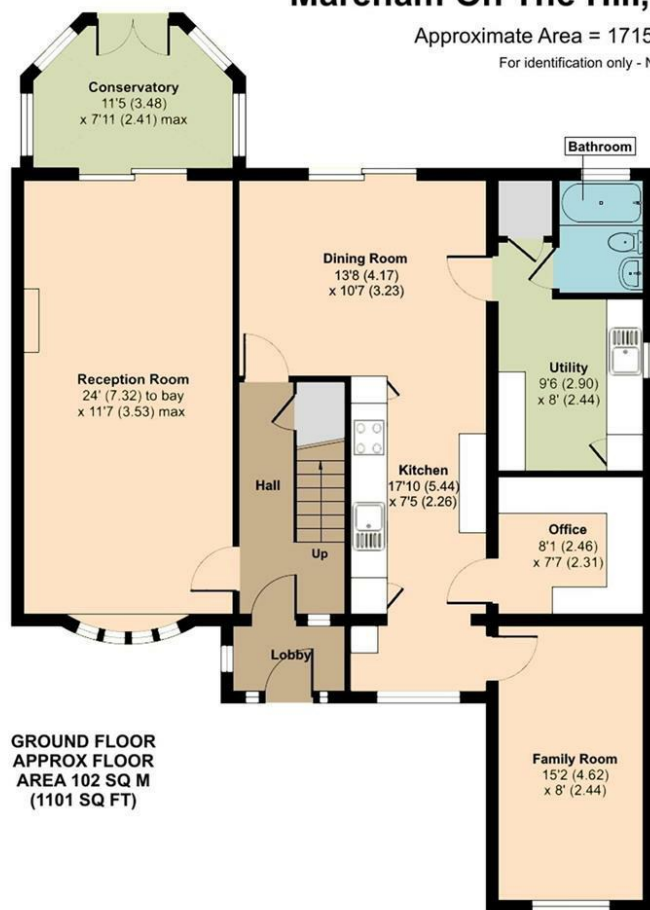




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Approximate Area = 1715 sq ft / 159 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2022. Produced for Hunters Property Group. REF: 804161

Viewings

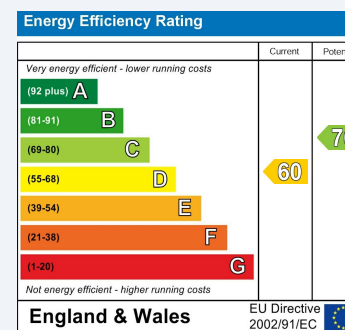
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



10 East Street, Horncastle, LN9 6AZ
Tel: 01507 524910 Email: horncastle@hunters.com <https://www.hunters.com>

