



Langton Hill, Horncastle, , LN9 5AH

- BEAUTIFUL, VERY WELL presented and maintained, detached HOUSE in VERY DESIRABLE LOCATION, CONVENIENT for well serviced historic market TOWN CENTRE and COUNTRY WALKS
- EXTENSIVE DRIVE onto PARKING for THREE cars, 140 sq ft wooden WORKSHOP having UPVC double glazing, light, power and work benches
- VERY GOOD '80' ENERGY efficiency RATING, new 2022 fully paid for 5kW sixteen solar panels and 5kW battery, new 2021 boiler that is serviced annually, Mains gas CENTRAL HEATING
- Triple aspect LOUNGE including open fireplace and bi-folding doors to patio and rear garden, Open plan SECOND RECEPTION including oak flooring, illuminated open fronted cupboard
- THREE bedrooms, TWO bath/shower rooms (and a W.C.), TWO receptions
- ESTABLISHED front and rear GARDENS including PRIVATE, paved patio, shed (with light and power), greenhouse, raised flower and vegetable beds, soft fruit cage, wild flowers etc
- Previously RE-ROOFED, UPVC double glazing including external doors, BI-FOLDING doors, new 2024 Accoya hardwood front door, OAK flooring, PVC soffits and fascias
- Dual aspect IKEA fitted KITCHEN DINER including Neff tilt and slide door electric fan assisted oven, Smeg 5 ring gas hob, Neff dishwasher, oak flooring, Walk-in PANTRY, UTILITY cupboard

Guide Price £400,000



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DESCRIPTION

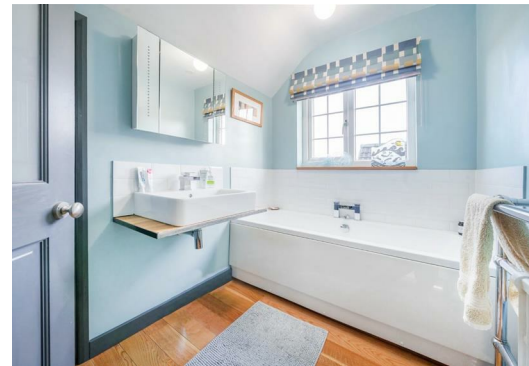
This is a beautiful, very well presented and maintained, three bedroom, two bath/shower room (and a W.C.), two reception, detached house with extensive drive leading onto parking, established front and rear gardens, and a very good '80' energy efficiency rating, all in a very desirable location, convenient for the centre of the well serviced historic market town of Horncastle and country walks.

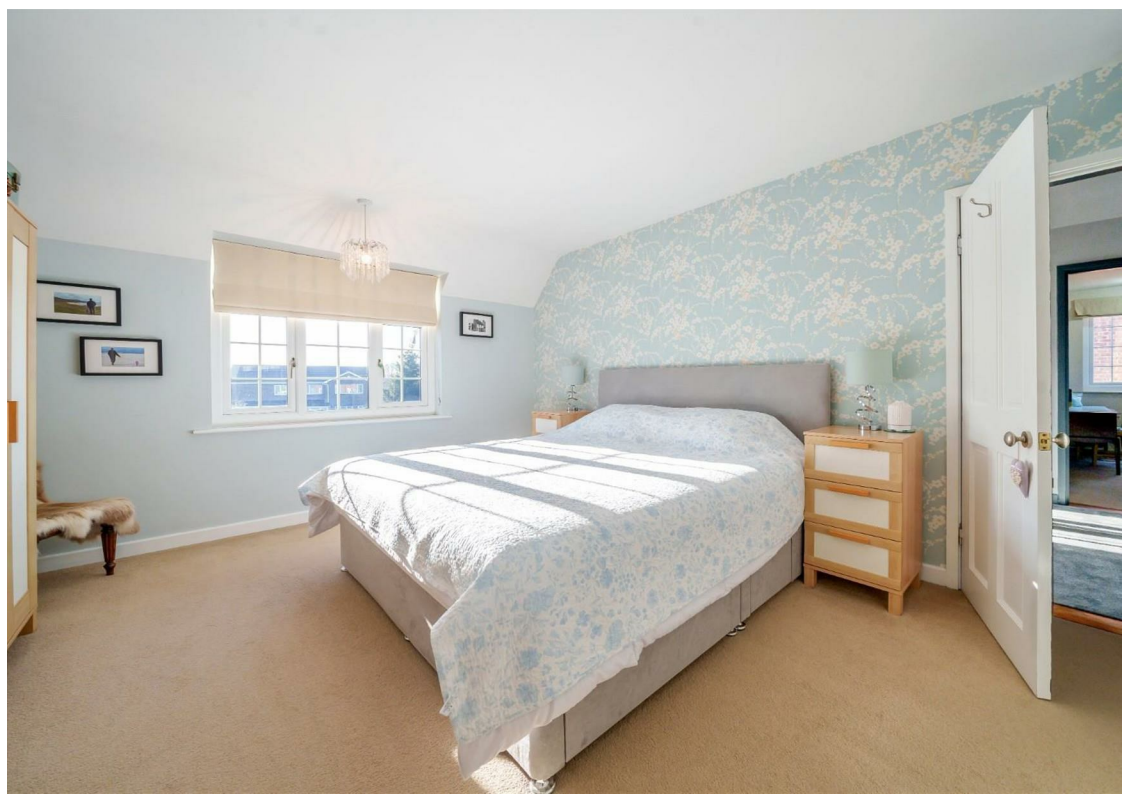
It also benefits from a very good '80' energy efficiency rating (see separate graph), new 2022 fully paid for 5kW sixteen solar panels and 5kW battery, new 2021 boiler that is serviced annually, mains gas central heating, been previously re-roofed, UPVC double glazing including external doors, bi-folding doors, new 2024 Accoya hardwood front door, oak flooring, PVC soffits and fascias, external lighting, power and water supplies.

Outside is the extensive drive leading onto parking for three cars, 140 sq ft wooden workshop (having UPVC double glazing, light, power and work benches), established front and rear gardens (including private rear, paved patio, shed with light and power, greenhouse, raised flower and vegetable beds, soft fruit cage, wild flowers etc).

The property consists of spacious entrance hall (with herringbone oak flooring, built in cupboard and alcove), triple aspect lounge (including open fireplace and bi-folding doors to patio and rear garden), open plan second reception (including oak flooring, illuminated open fronted cupboard) to the dual aspect Ikea fitted kitchen diner (including Neff tilt and slide door electric fan assisted oven, Smeg 5 ring gas hob, Neff dishwasher, one and half sink, oak flooring), walk-in pantry, modern W.C. (with 'floating' toilet and surface mounted hand basin).

Upstairs is the galleried landing with built in cupboards, utility cupboard, modern bathroom (including illuminated & heated mirror/cabinet, eaves storage room and oak flooring), modern shower room (with corner quadrant shower), and the three bedrooms.





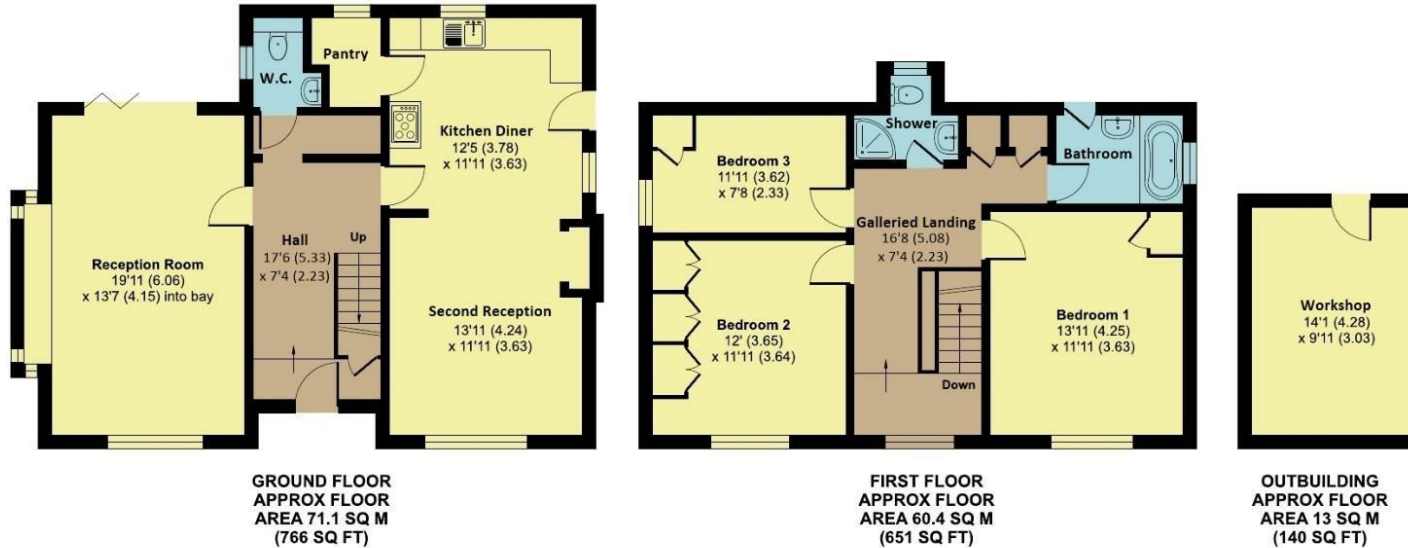
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Approximate Area = 1417 sq ft / 131.6 sq m

Outbuilding = 140 sq ft / 13 sq m

Total = 1557 sq ft / 144.6 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). © nichecom 2025. Produced for Hunters Property Group. REF: 1238666

Viewings

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

Valuations

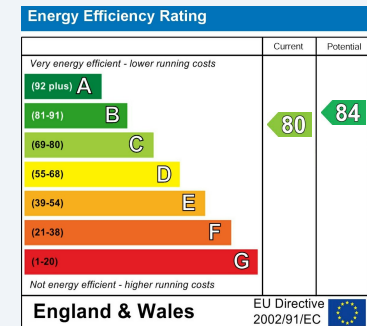
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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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.

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