



Woodland View, Thornton, Horncastle, LN9 5LA

- SEMI-RURAL location with ALL ROUND FANTASTIC countryside VIEWS
- Detached DOUBLE GARAGE WORKSHOP (including remote controlled vehicular doors, light and power) and EXTENSIVE PARKING including for CARAVAN if required
- UPVC double glazed including French and external doors, NEW INSULATED rendering to side of house, NEW 2022 ELECTRICAL consumer UNIT
- Fitted KITCHEN DINER with walk in PANTRY, Store room
- Front and 'double width' rear GARDENS with VIEWS
- Extended THREE bedroom, TWO reception, SEMI-DETACHED house on 'DOUBLE width' plot
- GOOD '73' ENERGY efficiency RATING, NEW 2022: FULLY PAID FOR 12 x SOLAR PANELS 8kW & 3.6kW BATTERY, Rointe high efficiency fully programmable RADIATORS, WOOD BURNER 5kW
- Dual aspect LOUNGE with feature fireplace having wood burner, SUN room with FRENCH doors
- BATHROOM and separate SHOWER, Downstairs W.C.
- ONLY 2 miles to CENTRE of well serviced historic market TOWN

Price £255,000



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DESCRIPTION

In a very sought after semi-rural location with fantastic views of all round countryside, this is a very well presented, extended 3 bedroom, 2 reception, semi-detached house on a double width' plot having a detached double garage workshop and parking including for caravan if required, all in a very desirable location only two miles from the centre of the well serviced historic market town of Horncastle.

It also benefits from good '73' energy efficiency rating, new 2022: fully paid for 12 x solar panels 8kW and 3.6kW battery, Rointe high efficiency fully programmable radiators, wood burner 5kW, UPVC double glazed including French and external doors, new insulated rendering to side of house and new 2022 electrical consumer unit.

The property, with far reaching countryside views beyond from all the windows, consists of entrance hall, dual aspect lounge with feature fireplace having wood burner, fitted kitchen diner including walk in pantry, sun room with French doors, store room and downstairs W.C, landing with window to the rear, shower, bathroom, master bedroom with built in double wardrobe and cupboard, second double bedroom with built in double wardrobe and third generous bedroom.

Outside with views of all round countryside is the drive including for caravan if required, to the detached double garage workshop (having remote controlled doors, light and power), established front and 'double width' rear gardens.

Thornton has its own church and countryside walks, and the property is only two miles 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 the property is only 4.8 miles from the centre of the desirable well serviced village of Woodhall Spa, home of the National Golf Centre and less than four and a half miles away is the Horncastle golf course and Ashby Park fishing lakes.

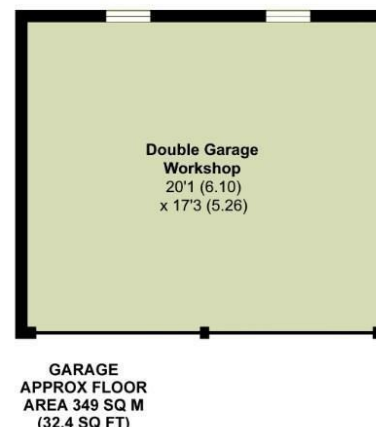
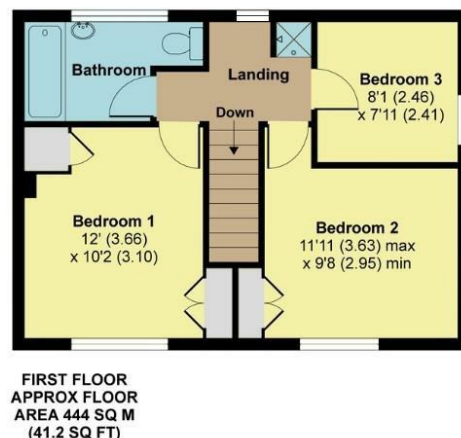




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Approximate Area = 1484 sq ft / 137.9 sq m

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 2021. Produced for Hunters Property Group. REF: 772326

Viewings

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

Valuations

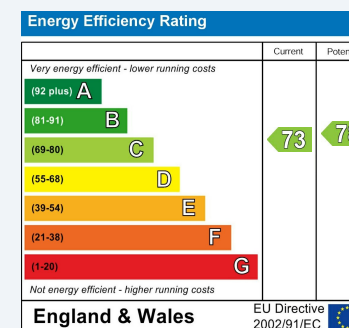
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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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.

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.

