



Banks Street, Horncastle, Lincs, LN9 5BW

- Modern TWO DOUBLE bedroom end terrace HOUSE with NO 'upward CHAIN'
- ALLOCATED off road PARKING
- 169 sq ft LOUNGE with feature fireplace
- MODERN BATHROOM with separate SHOWER over the bath
- UPVC double glazed including external door
- VERY GOOD '74' ENERGY efficiency RATING, ONLY a COUNCIL tax BAND 'A'
- Very CONVENIENT for CENTRE of well serviced TOWN CENTRE
- MODERN fitted KITCHEN
- TWO DOUBLE bedrooms with built in WARDROBES
- Mains GAS CENTRAL HEATING with annually serviced boiler

Price £130,000



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DESCRIPTION

This is a well presented two double bedroom modern end terrace house that has been refurbished including kitchen and flooring, with allocated off road parking, is only a council tax band 'A' and has a very good '74' energy efficiency rating, all in a very convenient location for the centre of the well serviced historic market town of Horncastle, with NO 'upward CHAIN'.

It also benefits from UPVC double glazing including external door, mains gas central heating, security alarm system, new 2020 electrical consumer unit, replacement flooring, low maintenance corbelled brickwork in lieu of soffits and fascias, and the property is offered freehold.

The property consists of entrance with staircase to first floor including window to the side, 169 sq ft lounge diner with feature fireplace, fitted kitchen, landing, modern bathroom with separate shower over the bath, master bedroom and second double bedroom both with built in wardrobes. To the front of the property there is also the allocated off road parking space.

Located only a short walk 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, indoor bowling green, swimming baths and fitness centre and from there to country and river walks while Horncastle golf course and the Ashby Park Fishing Lakes are approximately 2.5 miles away.



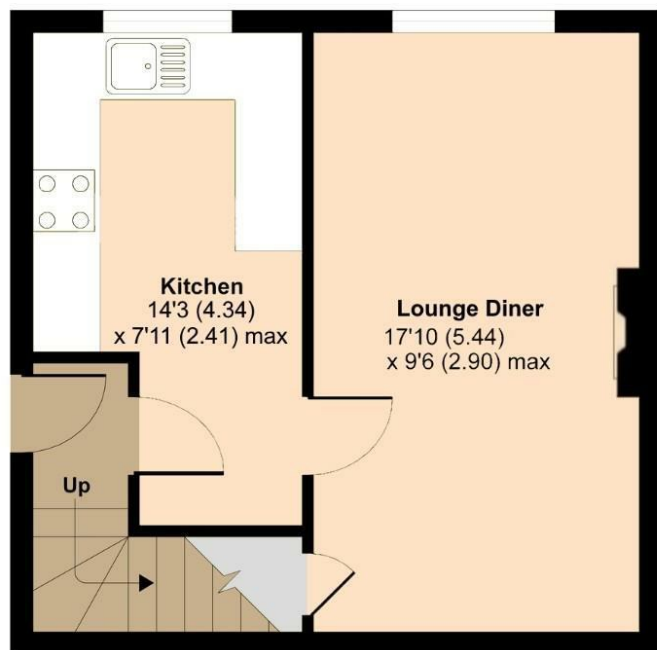




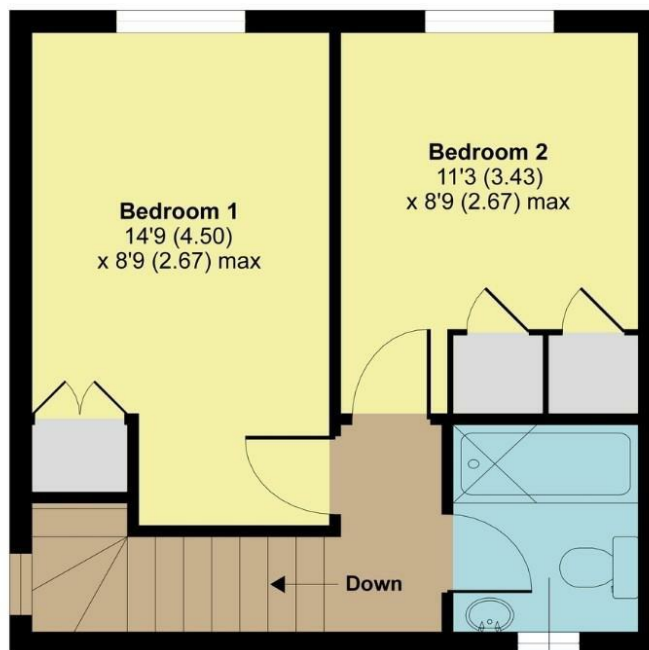
Banks Street, Horncastle, LN9

Approximate Area = 642 sq ft / 59.6 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 29.8 SQ M
(321 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 29.8 SQ M
(321 SQ FT)

**Bathroom (with
separate shower over)**
5'11 (1.80)
x 5'6 (1.68)

 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: 768016

Viewings

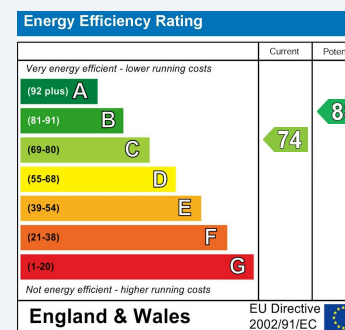
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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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