



West Road, Salmonby, Horncastle, LN9 6PX

- REFURBISHED and very well presented, SPACIOUS 1,195 sq ft, SEMI-DETACHED house in a designated 'AREA of OUTSTANDING NATURAL BEAUTY'
- GENEROUS 0.16 ACRE plot in STUNNING LOCATION with EXPANSIVE WOLDS countryside VIEWS, WEST FACING fully hedged/fenced rear garden, PATIO
- LOUNGE with feature exposed brick fireplace having inset NEW wood BURNER, SECOND RECEPTION with NEW feature display fireplace
- NEW MODERN BATHROOM fully tiled having separate SHOWER over the bath, NEW MODERN W.C, both having hand basin in vanity unity with soft closure cupboard
- THREE bedrooms two doubles and a generous third) and TWO receptions
- EXTENSIVE off road PARKING for FIVE cars including for CARAVAN if required
- NEW dual aspect MODERN and soft closure fitted KITCHEN DINER including peninsular with breakfast bar, slot in electric cooker, dishwasher etc and a walk-in PANTRY, UTILITY
- CENTRAL HEATING with NEW combination BOILER and RADIATORS, NEW wood BURNER, Second reception NEW feature FIREPLACE

Guide Price £250,000



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DESCRIPTION

On a generous 0.16 acre plot (sts) in a stunning location with Wolds countryside views, this a refurbished, spacious 1,195 sq ft, very well presented, three bedroom (two doubles and a generous third), two reception, semi-detached house, providing modern comfortable living, also having extensive off road parking for five cars including for caravan if required, and west facing fully hedged/fenced rear garden, patio, those views, all in the desirable hamlet of Salmonby in a designated an area of outstanding natural beauty, with an atmosphere of rural tranquillity that remains unspoilt, adjacent to the very well serviced village of Tetford (that has a pub, medical centre, well regarded primary school, church, village hall and regular bus service).

The property also benefits from central heating with new combination boiler and radiators, new wood burner, and second reception feature fireplace, extensive electrical re-wiring including replaced electrical consumer unit, new flooring and internal doors, UPVC double glazing including external doors, PVC soffits and fascias, external light and power supplies, and is offered freehold.

The property consists of entrance hall with built in cupboard, lounge (with feature exposed brick fireplace having new inset wood burner), second reception (with feature display fireplace), new dual aspect modern and soft closure fitted kitchen diner (including peninsular with breakfast bar, slot in electric cooker with double oven and fan assisted, dishwasher etc) walk-in shelved pantry (with window), utility, new modern W.C. (including hand basin in vanity unity with soft closure cupboard), new modern bathroom having separate shower over the bath (also being fully tiled and having hand basin in vanity unity with soft closure cupboard), landing with built in cupboard, dual aspect master bedroom with built in wardrobe, second double bedroom also with built in wardrobe, and the third generous bedroom.

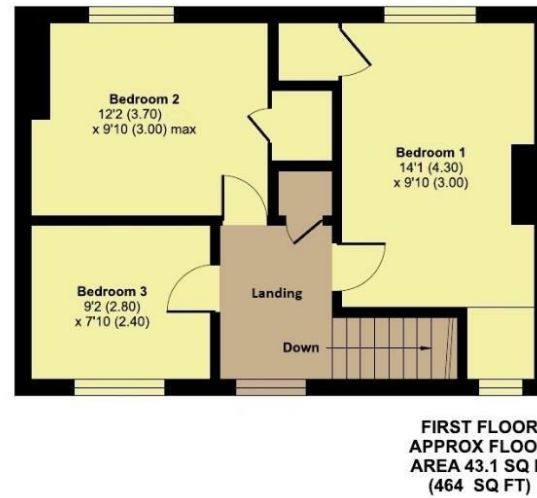
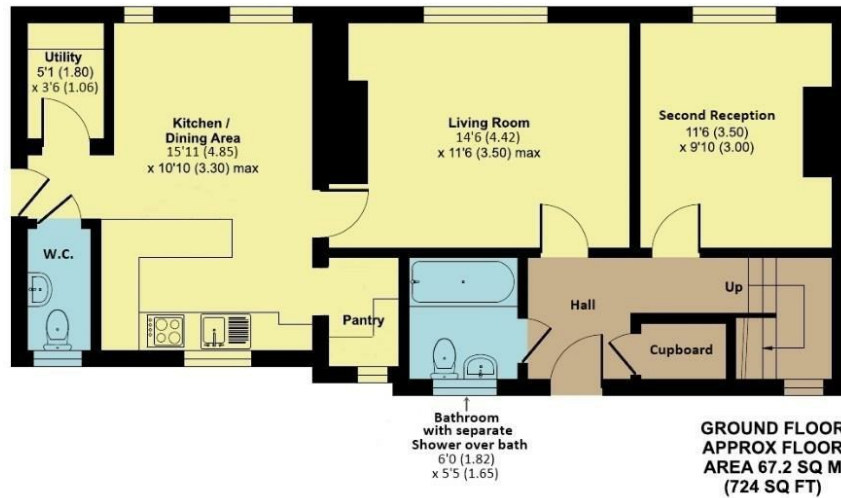




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Approximate Area = 1188 sq ft / 110.3 sq m

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: 1279375

Viewings

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

Valuations

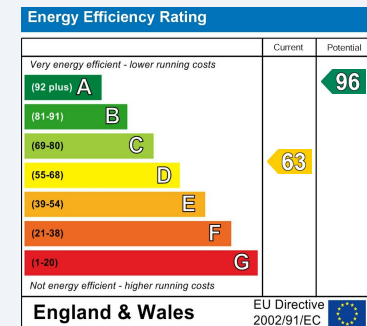
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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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.

