



Top Yard, Baumber, Horncastle, LN9 5PB

- STUNNING LOCATION! FOUR BEDROOM semi-detached HOUSE with NO 'upward CHAIN'
- SOUTH FACING and PRIVATE, IDYLIC rear GARDEN laid to lawn, having patio and shed, and there are brick OUTBUILDING store rooms
- BRAND NEW biofilter drainage system being installed, UPVC double glazed INCLUDING external door, Night storage HEATERS
- LOUNGE DINER with exposed brick open FIREPLACE and patio doors to rear garden
- BATHROOM with wall mounted SHOWER extension and glass pivot shower screen over the bath
- GENEROUS 0.25 ACRE plot (sts) in a SEMI-RURAL location with countryside VIEWS, down a COUNTRY lane to ONLY four properties
- EXTRAORDINARY amount of PARKING, for SIX cars, including CARAVAN if required, as well as a TANDEM wooden GARAGE
- In need of some UPDATING, Current council TAX ONLY a band 'A
- SPACIOUS fitted KITCHEN BREAKFAST room including extensive range of base and wall units and peninsula section

Guide Price £220,000



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DESCRIPTION

In a stunning semi-rural location with countryside views, down a country lane to only four properties, this is a four bedroom semi-detached house, in need of some updating, on a generous 0.25 acre plot (sts) with a south facing and private, idyllic rear garden that is laid to lawn, also having a patio and shed, and brick outbuilding store rooms, as well as an extraordinary amount of parking, for six cars including caravan if required, and a tandem wooden garage, all with NO 'upward CHAIN'.

The property consists of enclosed entrance porch, lounge diner (with exposed brick open fireplace and patio doors to rear garden), spacious fitted kitchen breakfast room (including extensive range of base and wall units and peninsula section), inner hall with built in cupboard, bathroom (with wall mounted shower extension and glass pivot shower screen over the bath), landing, master bedroom (with bank of built in wardrobes and cupboard) and bedrooms two, three and four.

It also benefits from brand new biofilter drainage system being installed, UPVC double glazing including external door, night storage heaters, current council tax band 'A' and is offered freehold.

Baumber village sits on a ridge above the valley of the Bain River having a rich and varied landscape to the east of the Lincolnshire Wolds (a designated Area of Outstanding Natural Beauty) and has a petrol station and a parish church believed to be dated back to the Normans and is less than 5 miles to the centre of the well serviced historic market town of Horncastle whose amenities include supermarkets, doctors, dentists, main Post Office, grammar, secondary and primary schools, swimming baths, fitness centre, bowling green etc. and the Horncastle golf course and the Ashby Park fishing lakes are only 3.5 miles away.

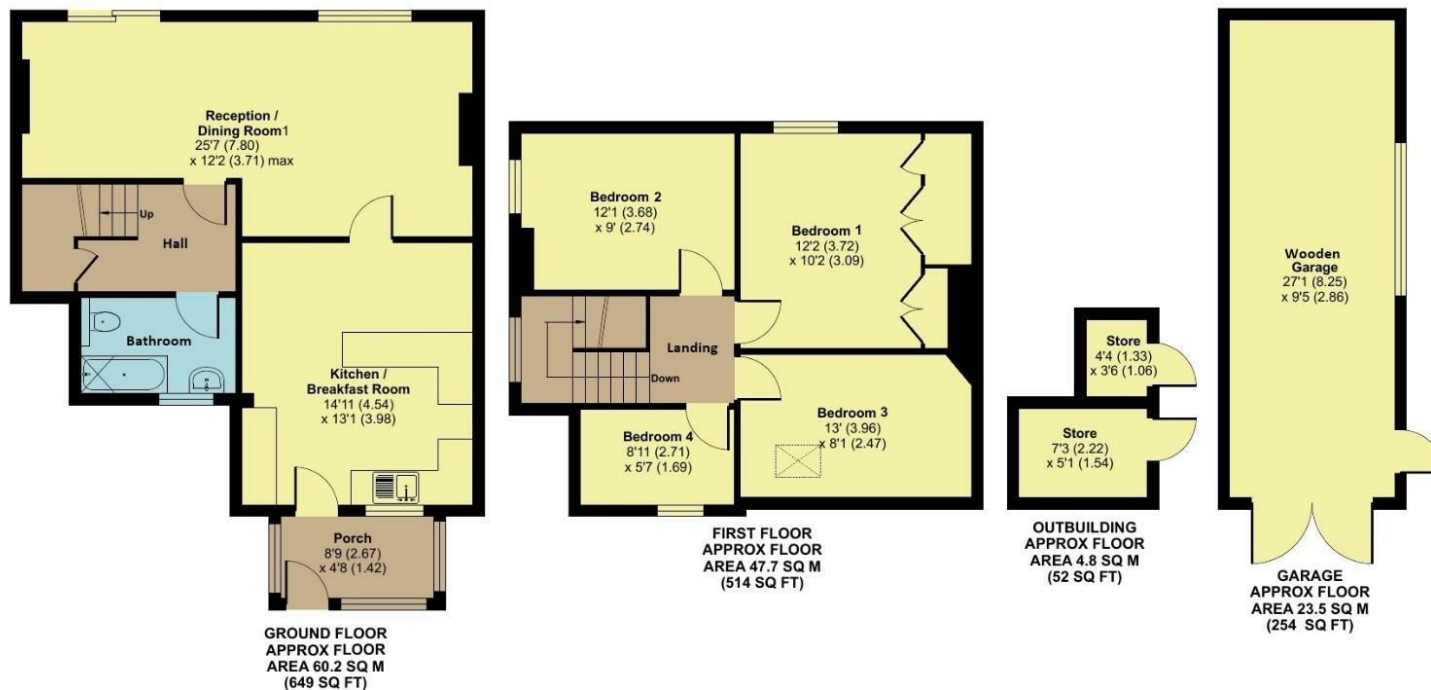




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Approximate Area = 1163 sq ft / 108 sq m
 Garage = 254 sq ft / 23.5 sq m
 Outbuilding = 52 sq ft / 4.8 sq m
 Total = 1469 sq ft / 136.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hunters Property Group. REF: 1282551

Viewings

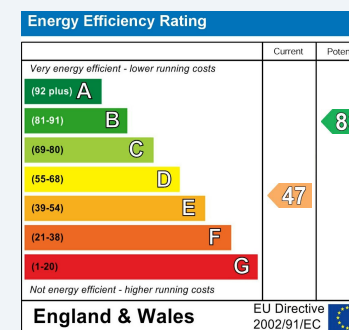
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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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