



Spilsby Road, Horncastle, , LN9 6NJ

- Extremely well presented, SPACIOUS very desirable TWO DOUBLE bedroom, TWO bathroom DETACHED MODERN property, BRAND NEW July 2019
- Block paved off road PARKING, Front and rear GARDENS and illuminated PVC grey wood effect FULL WIDTH BALCONY with field VIEWS, accessed by TWO pairs of FRENCH doors
- LOUNGE having a remote controlled wall mounted glass fronted log living flame effect electric fire with multi coloured back lighting, DINING area
- MODERN SHOWER ROOM including fully tiled DOUBLE plus width shower, MODERN EN-SUITE including corner quadrant shower with monsoon and flexible shower heads, vanity unit
- Gas CENTRAL HEATING with Potterton boiler, UPVC double glazing including FRENCH and external doors
- NO 'upward CHAIN', Just been PROFESSIONALLY CLEANED, ONLY a council tax band 'A', BESPOKE Omar 'Special twin' 30 x 20' park home, potential to be fully furnished
- Triple aspect VAULTED ceiling OPEN PLAN LOUNGE KITCHEN DINING with those two pairs French doors to balcony, two ceiling lights and a corner up light
- MODERN fitted KITCHEN with range of BUILT IN Hoover APPLIANCES: stainless steel and glass fronted fan assisted electric oven, four ring gas hob, fridge freezer, 8kg washing machine
- TWO DOUBLE BEDROOMS, BOTH having a range of furniture including BUILT-IN triple/quadruple wardrobes
- WALKING DISTANCE to shop and bus stop, Edge of VERY WELL SERVICED historic market town

Price £95,000



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DESCRIPTION

Extremely well presented, spacious, very desirable, two double bedroom, two bathroom, detached modern property, brand new July 2019, with block paved off road parking, front and rear gardens and two pairs of French doors onto a south west facing new balcony having field views, has just been professionally cleaned throughout, and is only a council tax band 'A', all in a desirable park for the over 45's, walking distance to shop and bus stop, on the edge of the very well serviced historic market town of Horncastle, and there is NO 'upward CHAIN'.

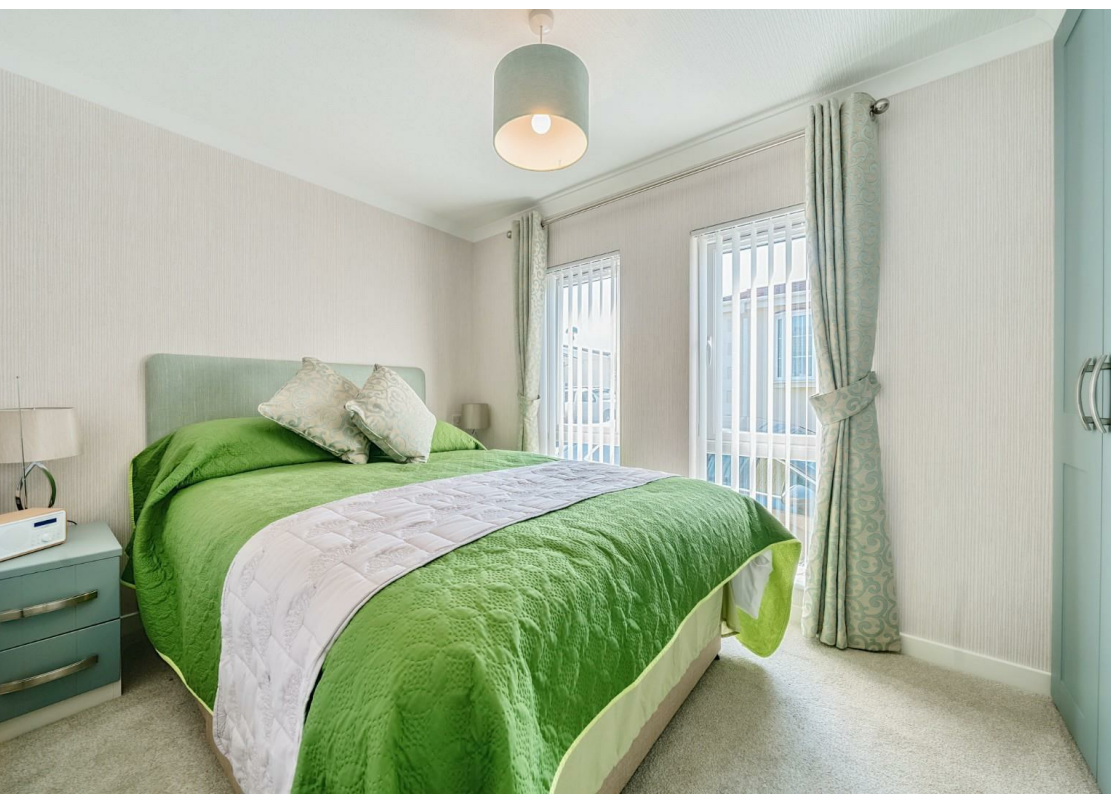
It also benefits from UPVC double glazing including French and external doors, gas central heating with Potterton boiler, external up/down lighting, electrical power sockets and water supply, and the potential to be fully furnished.

The property, a bespoke Omar 'Special twin' 30 x 20' park home, consists of triple aspect vaulted ceiling open plan lounge kitchen dining with those two pairs French doors to the balcony, two ceiling lights and a corner up light, the lounge having a remote controlled wall mounted glass fronted log living flame effect electric fire with multi coloured back lighting, dining area and the modern fitted kitchen breakfast (with integral breakfast bar and range of built in Hoover appliances: stainless steel and glass fronted fan assisted electric oven, four ring gas hob, fridge freezer, A+++ 8kg washing machine).

There is also the inner hall with three built in cupboards (cloaks storage, linen and boiler cupboards), modern shower room (with fully tiled bath sized double width shower), en-suite (with fully tiled corner quadrant shower having curved glass sliding doors, monsoon and flexible shower heads, hand basin in soft closure vanity unit), and the two double bedrooms, both having a range of furniture including built in triple/quadruple wardrobes.

Greenacres Park is a select development for the over 45's, allows pets subject to approval (sorry no dogs) and the site fees are £172.60 pcm.

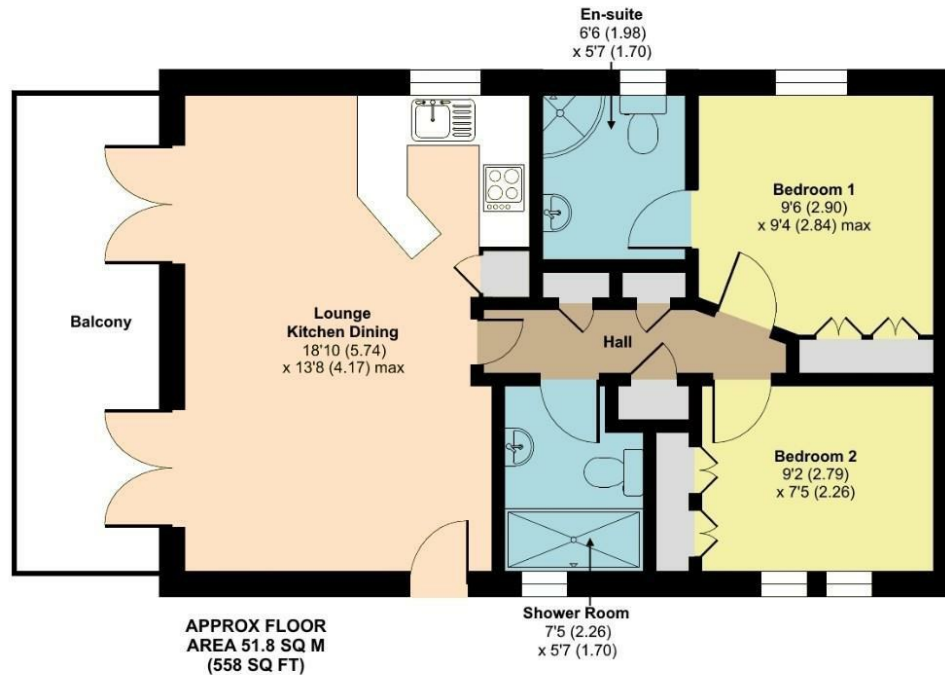




Greenacres Park, Spilsby Road, Horncastle, LN9

Approximate Area = 558 sq ft / 51.8 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 2024. Produced for Hunters Property Group. REF: 1160252

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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