



Spilsby Road, Horncastle, , LN9 6NJ

- VERY well presented, SPACIOUS, TWO DOUBLE bedroom, TWO bathroom, TWO reception DETACHED property on an 'EXTRA WIDE' plot
- grass, paved patio and 2 x metal sheds including large
- Triple aspect LOUNGE incl full height bow window and feature fireplace with coal living flame effect electric fire, Open plan DINING ROOM also with full height bow window
- MODERN fitted KITCHEN with fan assisted electric oven, gas hob, space/plumbing for five appliances including fridge freezer, dishwasher, washing machine & tumble dryer
- TWO DOUBLE BEDROOMS, BOTH having EXTENSIVE range of BUILT-IN furniture and including a walk-in wardrobe, and BOTH having ceiling light and 2 x wall lights
- GENEROUS, LOW MAINTENANCE, PRIVATE GARDEN including quality artificial grass, paved patio and 2 x metal sheds including large
- Block paved off road PARKING, ONLY a council tax band 'A'
- UPVC double glazed CONSERVATORY with 2 x wall lights, power and electric radiator
- MODERN SHOWER ROOM with frame-less walk-in shower having monsoon and flexible hose shower heads, Jack 'n' Jill EN-SUITE SHOWER room with corner quadrant shower
- UPVC double glazing including external doors, Gas CENTRAL HEATING with Worcester boiler that is serviced annually

Guide Price £120,000



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DESCRIPTION

Very well presented, spacious, very desirable 2 double bedroom, 2 bathroom, detached property with triple aspect lounge, open plan dining room and UPVC double glazed conservatory, on an 'extra wide' plot having block paved off road parking and generous, low maintenance, private garden (with quality artificial grass, paved patio and 2 x metal sheds incl large), in a desirable park for the over 45's, walking distance to shop and bus stop, to the edge of the very well serviced historic market town of Horncastle.

It also benefits from UPVC double glazing incl external doors, gas central heating with Worcester boiler that is serviced annually, external lighting and water supplies, extensive bedroom fitted furniture and the council tax band is only an 'A'.

The property, a bespoke Homeseeker 'Cotswold' 42 ft x 20 ft park home, consists of entrance lobby, 'L' shaped hall (with 2 x built in cupboards, cloaks and linen, and a display shelved alcove), triple aspect lounge (incl full height bow window and feature fireplace with coal living flame effect electric fire), open plan dining room (also with full height bow window), UPVC double glazed conservatory (with 2 x wall lights, power and electric radiator), modern fitted kitchen (with range of base and wall units incl full height and display lighting, fan assisted electric oven with LCD display, gas hob, space/plumbing for five appliances including fridge freezer, dishwasher, washing machine & tumble dryer and built in boiler storage cupboard housing the Worcester boiler).

There is also the modern shower room (with frame-less walk-in shower having monsoon and flexible hose shower heads), Jack 'n' Jill en-suite shower room (having corner quadrant shower) (both shower rooms having hand basin in vanity unit with double cupboard under, mirror and shaver light over), master bedroom (with range of built in furniture and walk-in wardrobe), second double bedroom (with built in furniture incl 2 x double wardrobes).







Total floor area: 93.3 sq.m. (1,004 sq.ft.)

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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.

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