



Mareham Road, Horncastle, , LN9 6BN

- Very SPACIOUS 1819 sq ft, REFURBISHED, EXTENDED and well presented, 4 DOUBLE bedrooms, 3 receptions, 2 bathrooms, double bay fronted circa VICTORIAN period house
- EXTENSIVE double width off-road parking for 4 x cars PLUS vehicular double gates leading to a very generous hard standing for additional parking incl CARAVAN/MOTORHOME if required
- BAY fronted LOUNGE and equally sized dual aspect SECOND RECEPTION, both rooms with feature fireplace and picture rails
- Spacious UTILITY ROOM incl French doors to garden, range of base and wall units, one and half bowl sink, space/plumbing for 4 x appliances
- GENEROUS 0.11 ACRE plot (sts), secluded rear GARDEN, of GENEROUS proportions, having feature shaped borders, brick OUTBUILDING (with light and power), wooden WORKSHOP
- 2 STOREY EXTENSION and REPLACED: kitchen, utility, downstairs shower room, bathroom, LG air source heat pump, mains gas boiler (serviced annually) and flooring
- Very SPACIOUS 'L' shaped KITCHEN DINING LIVING ROOM incl French doors to garden, extensive range of soft close streamlined handleless units, APPLIANCES, breakfast bar
- Downstairs MODERN SHOWER ROOM incl shower having several shower heads: monsoon, body and flexible hose), BATHROOM incl bath mixer side taps and hand basin in vanity

Guide Price £325,000



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DESCRIPTION

Very spacious 1819 sq ft, refurbished, extended and well presented, 4 double bedroom, 3 reception, 2 bathroom, double bay fronted circa Victorian period house, on a generous 0.11 acre plot (sts) with extensive double width off-road parking for 4 x cars plus vehicular double gates leading to a very generous hard standing for additional parking incl caravan/motorhome if required, and a secluded rear garden, of generous proportions, having feature shaped borders with plants, shrubs and trees, enclosed down either side by brick walling and to the rear by wooden fencing, the attached brick outbuilding (with light and power) and the wooden workshop, all in a convenient location for amenities, incl schooling, of the well serviced historic market town.

It also benefits from the 2 storey extension and replaced: kitchen, utility, downstairs shower room, bathroom, LG air source heat pump, mains gas boiler (serviced annually) and flooring. There is also UPVC double glazing incl 2 pairs of French doors and external door, reception and bedroom 9ft/2.74m floor to ceiling height, external lighting and power supply.

The property consists of entrance lobby, hall with built in cupboard, bay fronted lounge and equally sized dual aspect second reception, both rooms with feature fireplace and picture rails, very spacious 'L' shaped kitchen dining living room (incl French doors to garden, extensive range of soft closure streamlined handleless units incl full height and extra wide, breakfast bar, double oven, halogen hob, curved glass extractor hood, built in fridge freezer, space/plumbing for dishwasher, 3x sets ceiling lights and 2x wall lights), spacious utility room (incl French doors to garden, range of base and wall units, one and half bowl sink, space/plumbing for 4x appliances), downstairs modern shower room (incl elongated corner quadrant shower having several shower heads incl monsoon, body and flexible hose). Upstairs is the landing, bathroom and 4x double bedrooms.





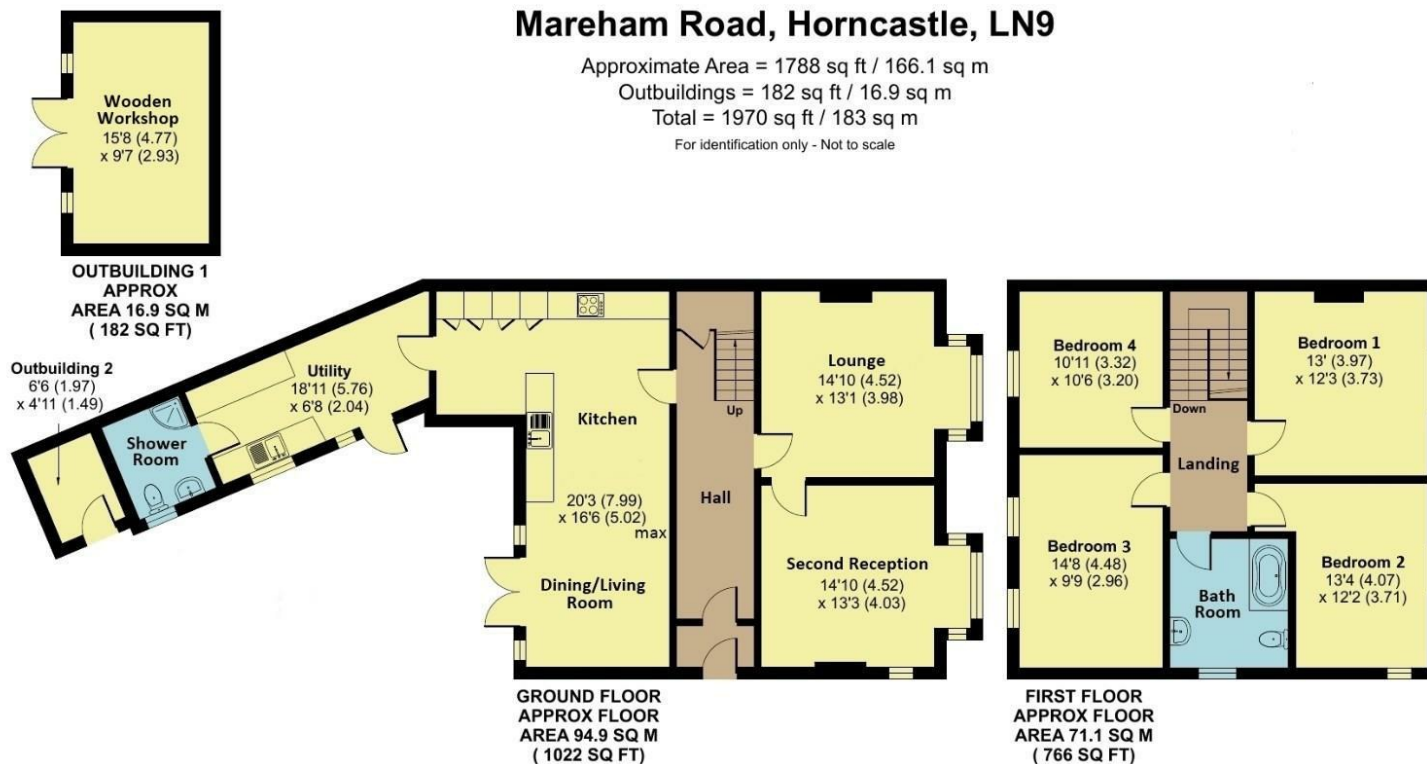
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Approximate Area = 1788 sq ft / 166.1 sq m

Outbuildings = 182 sq ft / 16.9 sq m

Total = 1970 sq ft / 183 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: 1296766

Viewings

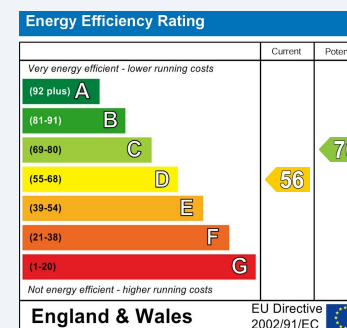
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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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