



Holly Close, Horncastle, , LN9 5EX

- Semi-detached one bedroom MODERN BUNGALOW on a good sized plot with NO 'upward CHAIN'
- Front and PRIVATE rear GARDENS including full width paved PATIO and pedestrian gate to drive
- 170 sq ft LOUNGE with feature display fireplace having log and living flame effect electric fire, ENTRANCE lobby and inner HALL
- BATHROOM with bath, pedestal hand basin, low level close coupled toilet, walls tiled to half height, built in linen cupboard
- Mains gas CENTRAL HEATING including replacement BOILER, DOUBLE GLAZING
- Detached GARAGE WORKSHOP (with light, power and pedestrian side door to garden), and DRIVE approx. 61ft 8in/ 18.79m long for FOUR/FIVE cars
- GOOD '66' ENERGY efficiency RATING
- MODERN fitted KITCHEN including feature tiled wall, space/plumbing for slot in electric or gas cooker and washing machine
- MASTER BEDROOM with built in wardrobe/cupboard and UPVC double glazed door to rear garden
- CUL-DE-SAC location to edge of the WELL SERVICED historic MARKET TOWN of Horncastle

Guide Price £140,000



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DESCRIPTION

Semi detached one bedroom modern bungalow on a good sized plot, with a detached garage workshop (having light, power and pedestrian side door to garden) and extensive drive approximately 61ft 8in/ 18.79m long for four/five cars, front and private rear gardens including full width paved patio and pedestrian gate to drive, and a good '66' energy efficiency rating, all on the edge of the well serviced historic market town of Horncastle and there is NO 'upward CHAIN'.

It also benefits from mains gas central including replacement boiler, double glazing, external light and water supplies and is offered freehold.

The property consists of entrance lobby, lounge (with feature display fireplace having log and living flame effect electric fire), modern fitted kitchen (including feature tiled wall, space/plumbing for slot in electric or gas cooker and washing machine), inner hall, bathroom (with bath, pedestal hand basin, low level close coupled toilet, walls tiled to half height, built in linen cupboard), and the master bedroom (with built in wardrobe/cupboard and UPVC double glazed door to rear garden).

This popular cul-de-sac location on the edge of the well serviced historic market town of Horncastle whose amenities include supermarkets, doctors, dentist, main Post Office, grammar, secondary and primary schools, swimming baths, fitness centre, bowling green etc. and Horncastle golf course and the Ashby Park fishing lakes are approximately 3 miles away.

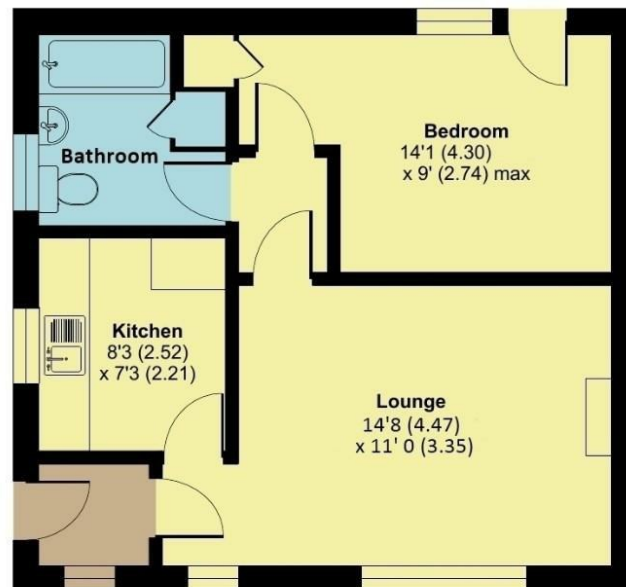
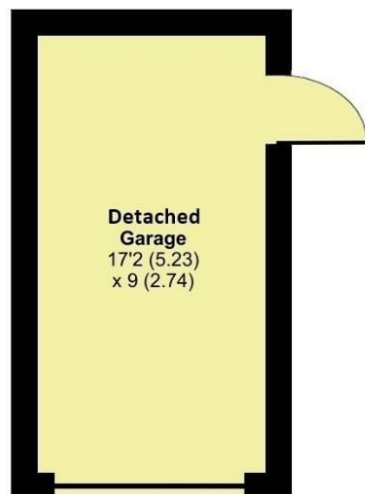




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Approximate Area = 622 sq ft / 57.7 sq m (includes garage)

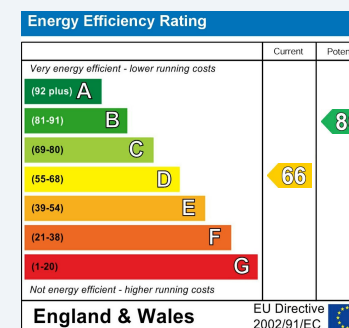
For identification only - Not to scale



**APPROX FLOOR
AREA 468 SQ M
(43.4 SQ FT)**

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.

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.

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2025. Produced for Hunters Property Group. REF: 1296767



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