



Churchill Avenue, Horncastle, Lincs, LN9 6EP

- IMMACULATELY presented, THREE BEDROOM (two doubles and generous third), SEMI-DETACHED house with DRIVE that can be tandem length for 2 x CARS, ONLY council tax band 'A'
- GOOD '73' ENERGY efficiency RATING, UPVC double glazing incl external doors, NEW 26 Nov 2024 boiler having 10 year warranty complete with 'Halo' LCD thermostat control
- Front and PRIVATE FULLY FENCED rear GARDENS incl seating area and an open fronted shed/STORE and BRICK built OUTBUILDING (having UPVC side window, light and power)
- Dual aspect soft closure MODERN fitted KITCHEN DINER with fan assisted electric oven, microwave, ceramic hob, Bosh dishwasher and space/plumbing for other appliances
- REFURBISHED including kitchen diner, bath & shower room, W.C, wood burner, boiler, etc
- NEW carpets and flooring (incl 25 year guarantee), REPLACEMENT internal doors, aluminium loft ladder, NEW stair chrome hand rails, NEW blinds etc
- Dual aspect LOUNGE with feature fireplace having a WOOD/multi fuel BURNER
- Downstairs MODERN W.C, upstairs MODERN BATH & SHOWER ROOM incl shower cubicle having recessed wall shelf, monsoon style shower, bath, and hand basin vanity unit

Price £180,000



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DESCRIPTION

Refurbished (incl kitchen diner, bath & shower room, W.C, wood burner, boiler, etc), immaculately presented, 3 bedroom semi-detached property, with a drive that can be tandem length for 2 x cars, and a good '73' energy efficiency rating, all in a cul-de-sac location, convenient for the centre of the well serviced historic market town of Horncastle.

It also benefits from UPVC double glazing incl external doors, mains gas central heating with new 26 November 2024 boiler having 10 year warranty complete with 'Halo' LCD thermostat control, new carpets and flooring (incl 25 year guarantee), replacement internal doors, aluminium loft ladder, new stair chrome hand rails, new blinds, outside water supply and solar lights.

Outside is the front garden, drive, passageway (with ceiling light) connecting the house to the brick built outbuilding (having UPVC side window, light and power incl breaker switch), private fully fenced rear garden incl seating area and an open fronted shed/store.

The property consists of entrance with built in full height double fronted cloaks/shoe cupboard, dual aspect lounge (with feature fireplace having a wood/multi fuel burner), dual aspect modern soft closure fitted kitchen diner (incl fan assisted electric oven and grill with LCD timer control, microwave with LCD timer control, 4 x ring ceramic hob, stainless steel and curved glass hood extractor, Bosh Classixx dishwasher with integral LCD timer control, space/plumbing for fridge freezer, washing machine and tumble dryer), downstairs modern W.C. and rear lobby.

Upstairs is the landing with window to the rear overlooking the garden, modern bath and shower room (incl fully tiled shower cubicle, having recessed wall shelf, monsoon style shower head and bi-folding glass door, bath, hand basin in vanity unit with soft closure double cupboard under), dual aspect master bedroom, 2nd double bedroom with built in full height triple width sliding glass door fronted wardrobe, and 3rd generous bedroom.





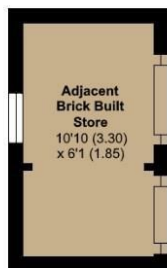
Churchill Avenue, Horncastle, LN9

Approximate Area = 916 sq ft / 85 sq m

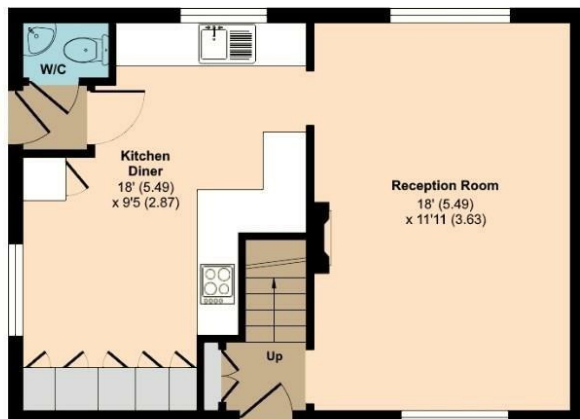
Outbuilding = 66 sq ft / 6 sq m

Total = 982 sq ft / 91 sq m

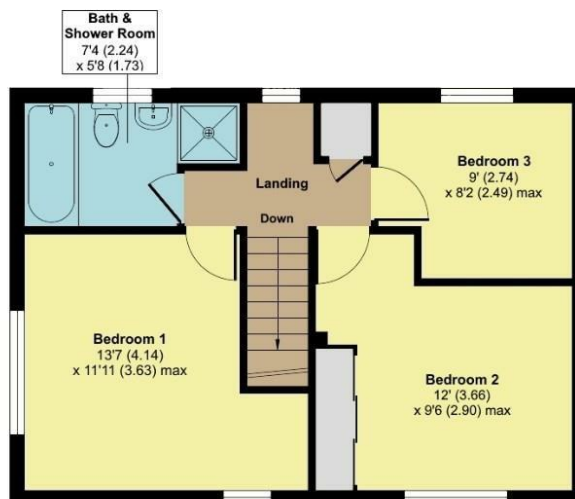
For identification only - Not to scale



OUTBUILDING
APPROX FLOOR
AREA 6 SQ M
(66 SQ FT)



GROUND FLOOR
APPROX FLOOR
AREA 43 SQ M
(458 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 43 SQ M
(458 SQ FT)

Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2022. Produced for Hunters Property Group. REF: 842305

Viewings

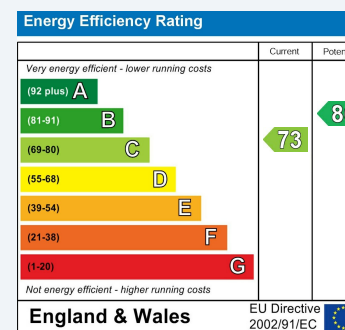
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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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