



Conging Street, Horncastle, , LN9 5DW

- SPACIOUS 845 sq ft, well presented, TWO DOUBLE bedroom MAISONETTE (i.e. having its own external front door), with NO 'upward CHAIN'
- FANTASTIC 999 year lease from 1993 and is ONLY a COUNCIL TAX band 'A'
- VERY GOOD '80' ENERGY efficiency RATING, UPVC DOUBLE GLAZED including front door, Mains GAS CENTRAL HEATING with Worcester boiler serviced annually
- KITCHEN BREAKFAST room with range of built in cupboards incl full height pantry, built in fan assisted electric oven, 4 ring electric hob, space/plumbing for fridge & washing machine
- Brick walled COMMUNAL GARDENS
- DESIRABLE VERY CONVENIENT location, WALKING distance to WELL SERVICED historic TOWN CENTRE, shops etc
- ALLOCATED PARKING and for visitors that is all block paved
- ENORMOUS 275 sq ft LOUNGE DINER including 2 x ceiling lights and 2 x windows
- SHOWER ROOM including DOUBLE width modern shower with glass sliding door, pedestal hand basin, shaver point and low level close coupled toilet

Price £125,000



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DESCRIPTION

A Spacious Two-Bedroom Maisonette in the Heart of Horncastle

This beautifully presented and generously sized 845 sq ft maisonette benefits from its own private front door, allocated parking plus visitor spaces on a smart block-paved frontage, and attractive brick-walled communal gardens. Perfectly situated in a desirable and convenient location, the property is within walking distance of the well-served historic market town centre of Horncastle, with its excellent range of shops and amenities.

Additional highlights include:

- A fantastic 999-year lease from 1993
- Low-cost Council Tax Band A
- An impressive energy efficiency rating of 80
- Offered to the market with NO upward chain

Accommodation

- Entrance Porch – Recessed front door with external light and useful storage cupboard.
- Hallway – L-shaped with three ceiling lights and a built-in shelved storage cupboard at the far end.
- Spacious Lounge/Diner (275 sq ft) – A light and airy reception room with two ceiling lights and two windows.
- Kitchen/Breakfast Room – Fitted with a range of cupboards including full-height pantry, one-and-a-half bowl stainless steel sink, built-in fan-assisted electric oven and four-ring hob, plus plumbing and space for a fridge and washing machine.
- Shower Room – Modern double-width shower with glass sliding doors, pedestal wash basin, shaver point, and low-level close-coupled WC.
- Two Double Bedrooms – Both well-proportioned, one with telephone point.

Additional Features

- UPVC double glazing throughout (including front door)
- Gas central heating via Worcester boiler (serviced annually)
- Service charge: £325 per quarter includes exterior maintenance, buildings insurance and a contingency fund
- Current Council Tax: £1,482.41 per annum (Band A)

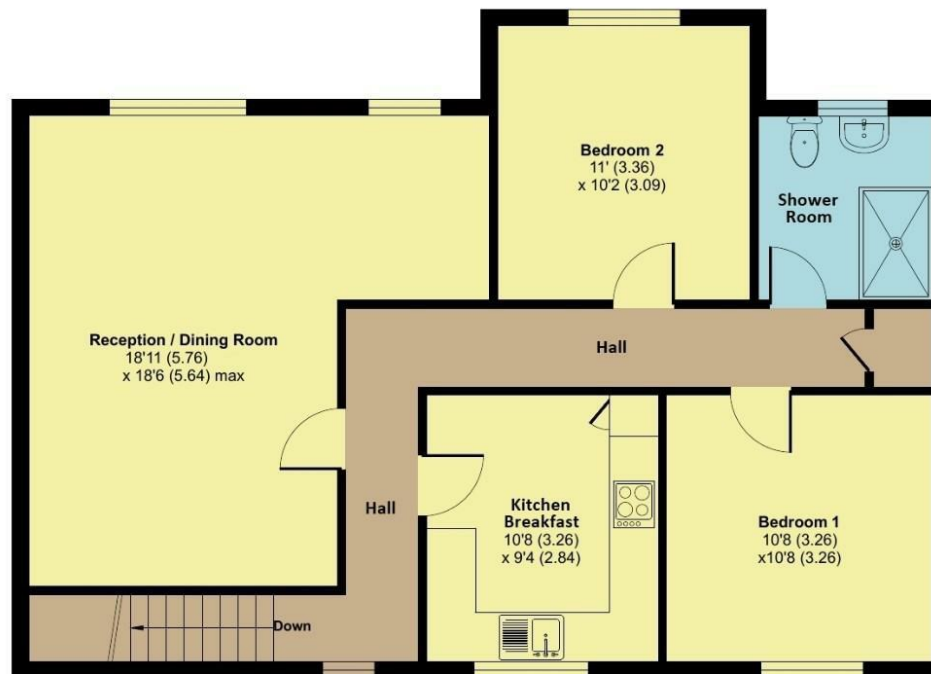




Old Bain Court, Conging Street, Horncastle, LN9

Approximate Area = 862 sq ft / 80 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 2.7 SQ M
(30 SQ FT)

FIRST FLOOR
APPROX FLOOR
AREA 77.2 SQ M
(832 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Hunters Property Group. REF: 1340948

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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