



## Main Street, Horsington, Woodhall Spa, LN10 5EX

- SPACIOUS 1,425 sq ft THREE DOUBLE bedroom, TWO bathroom (plus a W.C.), TWO reception detached MODERN BUNGALOW, in need of some UPDATING, NO 'upward CHAIN
- Integral GARAGE (with light, power, UPVC double glazed side window and pedestrian door), tandem PARKING for 4 CARS, with POTENTIAL for MORE
- SPACIOUS LOUNGE DINER with 2 x ceiling lights and bow window, Double glazed CONSERVATORY with wall light
- UTILITY room with double base cupboard and a wall unit, appliance space/plumbing, and stainless steel sink
- VERY GENEROUS 0.6 ACRE plot (sts) with front and extensive rear GARDENS incl full width paved patio, 2 sheds incl large & 20 ft space to side of bungalow with concrete hard standing
- UPVC double glazing including external doors, CENTRAL HEATING with Worcester boiler, REASONABLE ENERGY efficiency RATING
- Fitted KITCHEN BREAKFAST with 2 ceiling lights, range of base & wall units, one + half bowl stainless steel sink, built in electric hob & double oven with LCD display, fridge freezer space
- MODERN EN-SUITE fully tiled including shower cubicle having bi-folding door, hand basin in vanity unit with double cupboard under, toilet, and there is a W.C.

**Guide Price £400,000**





# Main Street, Horsington, Woodhall Spa, LN10 5EX

## DESCRIPTION

This is a spacious 1,425 sq ft three double bedroom, two bathroom (plus a W.C.), two reception detached modern bungalow, in need of some updating, is on a very generous 0.6 acre plot (sts), with front and extensive rear gardens (as well as full width paved patio, 2 sheds including large and 20 ft space to the side of the bungalow with concrete hard standing), integral garage (with light, power, UPVC double glazed side window and pedestrian door), and tandem parking for 4 cars, with potential for more, and there is NO 'upward CHAIN.

All in a popular village, only 5 miles to both the well serviced historic market town of Horncastle and similarly well serviced large village, of Woodhall Spa, home of the National Golf Centre.

The property also benefits from UPVC double glazing including external doors, oil fired central heating with a Worcester boiler and replaced PVC tank, reasonable energy efficiency rating, external lighting and water tap, and is offered freehold.

The property consists of generous hall with 2 x built in cupboards, spacious lounge diner (with 2 x ceiling lights and bow window), double glazed conservatory (with wall light), fitted kitchen breakfast room (with 2 ceiling lights, range of base & wall units, one + half bowl stainless steel sink, built in electric hob & double oven with LCD display, space for fridge freezer, space for breakfast table and chairs), utility room (with double base cupboard and a wall unit, appliance space/plumbing, and stainless steel sink), bath and shower room (including double width shower, hand basin in vanity unit with double cupboard under, shaver point, bath, toilet and bidet), modern en-suite (fully tiled and having shower cubicle with bi-folding door, hand basin in vanity unit with double cupboard under, toilet), a W.C, and the three double bedrooms.









## Main Street, Horsington, Woodhall Spa, LN10

Approximate Area = 1236 sq ft / 114.8 sq m

Garage = 173 sq ft / 16 sq m

Total = 1409 sq ft / 130.8 sq m

For identification only - Not to scale



APPROX FLOOR  
AREA 114.8 SQ M  
(1236 SQ FT)



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: 1336847

### Viewings

Please contact [horncastle@hunters.com](mailto: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			
(55-68) D		60	64
(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.



10 East Street, Horncastle, LN9 6AZ

Tel: 01507 524910 Email: [horncastle@hunters.com](mailto:horncastle@hunters.com) <https://www.hunters.com>

