



Thomas Sully Close, Horncastle, Lincs, LN9 5GF

- SPACIOUS 900 sq ft, TWO DOUBLE bedroom, detached MODERN BUNGALOW with NO 'upward CHAIN'
- GARAGE (having light, power, storage space in roof void and rear pedestrian door to garden), CAR PORT, PARKING for 3 CARS incl tarmac tandem drive & slate chipped front
- UPVC double glazed including 2 pairs of FRENCH doors, PVC soffits & fascias, Mains gas CENTRAL HEATING with previously replaced Worcester boiler serviced annually
- Previously refurbished MODERN KITCHEN having Belling Classic gas RANGE COOKER with double ovens incl fan assisted and glass fronted, separate grill, 5 ring gas hob and LCD timer
- Previously refurbished MODERN SHOWER former bathroom, with a frameless walk in shower, pedestal hand basin and low level close coupled toilet
- In VERY DESIRABLE cul-de-sac location of WELL SERVICED historic market town
- LOW MAINTENANCE front garden and SOUTH WEST FACING, PRIVATE, fenced rear GARDEN, incl established borders and beds, paved & shaped PATIOS, SUMMER HOUSE and SHED
- LOUNGE DINER having FRENCH doors off to the UPVC double glazed conservatory having ceiling fan light, TV point, power and FRENCH doors to patio and rear garden
- UTILITY ROOM with worktop, base and wall cupboards, space/plumbing for washing machine and tumble dryer and UPVC double glazed external doors

Price £230,000



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DESCRIPTION

Spacious 900 sq ft, two double bedroom, detached modern bungalow with garage, car port and parking for 3 cars, fairly low maintenance front and south west facing, private rear gardens, all in a very desirable cul-de-sac location of the well serviced historic market town of Horncastle, and there is a NO 'upward CHAIN'.

It also benefits from UPVC double glazing including 2 pairs of French doors, PVC soffits & fascias, mains gas central heating with annually serviced previously replaced Worcester Bosch Greenstar 28CDi boiler and Magnaclean professional filter system, previously replaced modern fitted kitchen, utility and shower room, exterior lighting and water tap, and the property is offered freehold.

The low maintenance front garden includes slate chipped area for additional parking if required, established border and bed of plants and shrubs, and the south west facing, private and fenced rear garden has different featured areas including paved and shaped patios, established shaped borders of plants and shrubs, gravelling, arbours, trellising, summer house and shed (having light and power).

The property consists of hall (with 2 built in cupboards: airing having its own radiator and a boiler storage cupboard), lounge diner with French doors off to the UPVC double glazed conservatory (having ceiling fan light, TV point, three double and a single electrical power sockets and French doors to patio and rear garden), modern fitted kitchen (including Belling Classic gas range cooker with double ovens including fan assisted and glass fronted, separate grill, five ring gas hob and LCD timer control), utility room (with worktop, base and wall cupboards, space/plumbing for washing machine and tumble dryer and UPVC double glazed external doors), modern shower room (former bathroom, with a frameless walk in shower, pedestal hand basin and low level close coupled toilet), master bedroom and second double bedroom (with a built in triple wardrobe).







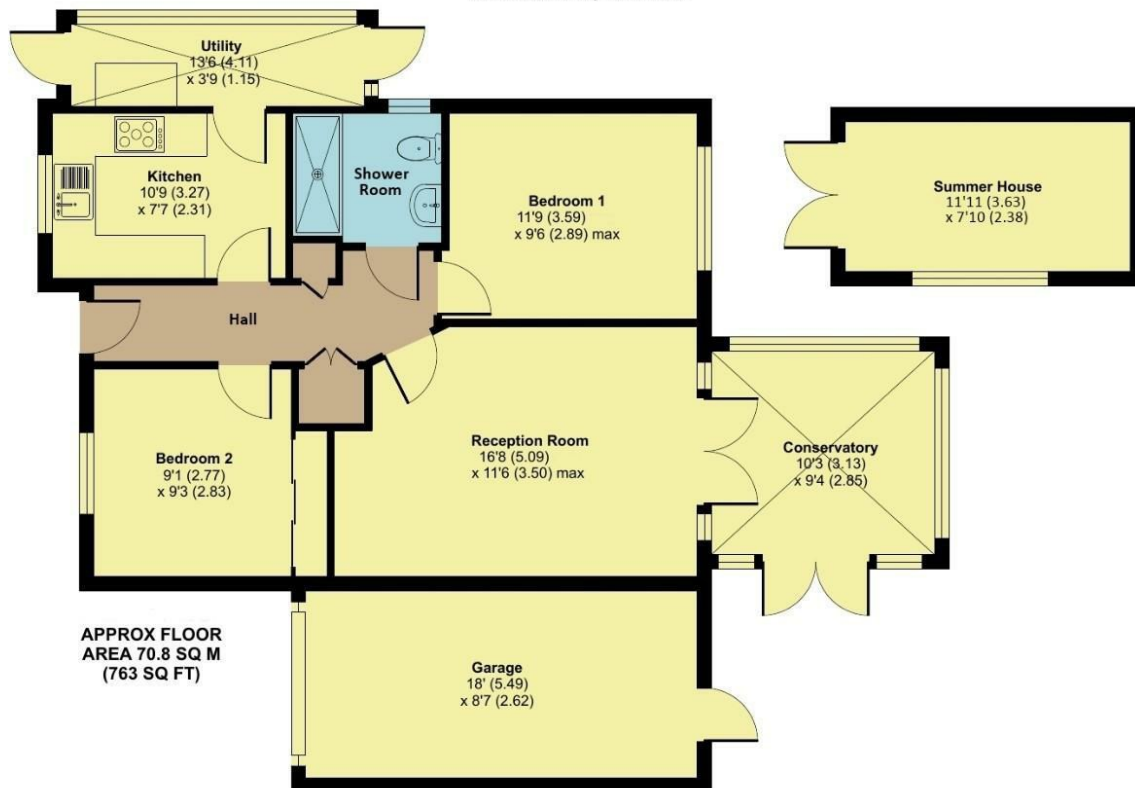
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Approximate Area = 763 sq ft / 70.8 sq m (excludes outbuilding)

Garage = 155 sq ft / 14.3 sq m

Total = 918 sq ft / 85.1 sq m

For identification only - Not to scale



APPROX FLOOR
AREA 70.8 SQ M
(763 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: 1345876

Viewings

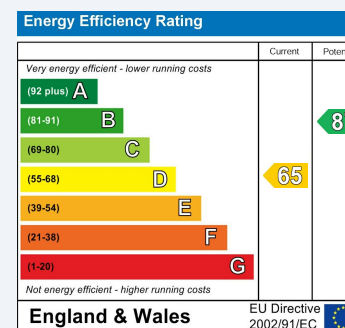
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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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