



46a South Street, , Horncastle, LN9 6EF

- VERY WELL presented, SPACIOUS 786 sq ft TWO DOUBLE bedroom, SEMI-DETACHED HOUSE, originally circa 1800s, VERY CONVENIENT for well serviced historic TOWN CENTRE
- NEW 2020 UPVC double glazing, NEW 2020 composite front door, NEW 2020 back door, 2019 woodworm treatment
- LOUNGE with 2 ceiling lights & 2 wall lights, and exposed brick fireplace having inset electric wood burner style fire
- UTILITY with space/plumbing for 2 appliances & storage
- MASTER bedroom with 2 ceiling lights and period decorative fireplace, SECOND DOUBLE bedroom with built in full height cupboard
- COMPLETED WORKS INCLUDE: NEW 2021 Baxi boiler, serviced annually, NEW 2021 bath & shower, 2021 & 2023 roof repairs, NEW 2020 damp proof course with 20 year guarantee,
- GENEROUS FREE PARKING to the front
- KITCHEN DINER with 2 ceiling lights & 1 wall light, space for dining table & chairs, fridge freezer and under counter appliance, built in electric oven, ceramic hob & pantry
- MODERN BATHROOM with separate SHOWER, shower rail & curtain over the bath, pedestal hand basin and low level close coupled toilet
- Brick walled COURTYARD with water and previous lighting supplies

Price £130,000



46a South Street, , Horncastle, LN9 6EF

DESCRIPTION

This is a very well presented, spacious 786 sq ft, two double bedroom, semi-detached house, originally circa 1800s, that has had an extensive program of works completed, as well as having a brick walled courtyard and generous free parking to the front, all in a very convenient location for the centre of the well serviced historic market town of Horncastle.

It also benefits from NEW 2021 Baxi boiler, serviced annually, NEW 2021 bath & shower, 2021 & 2023 roof repairs, NEW 2020 damp proof course with 20 year guarantee, NEW 2020 UPVC double glazing, NEW 2020 composite front door, NEW 2020 back door, 2019 woodworm treatment, is only a council tax band 'A' currently £1.482.14 pa gross, and is offered freehold.

The property consists of lounge (with 2 ceiling lights & 2 wall lights, and exposed brick fireplace having inset electric wood burner style fire), kitchen diner (with 2 ceiling lights & 1 wall light, space for dining table & chairs, fridge freezer and under counter appliance, built in electric oven, ceramic hob & pantry), utility (with space/plumbing for 2 appliances & storage), landing (with 2 ceiling lights and window), modern bathroom (with separate shower, shower rail & curtain over the bath, pedestal hand basin and low level close coupled toilet), master bedroom (with 2 ceiling lights and period decorative fireplace), and the second double bedroom (with built in full height cupboard).

The property is very convenient for the centre of the 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 it is only about 2.4 miles to the Horncastle golf course and the Ashby Park fishing lakes.





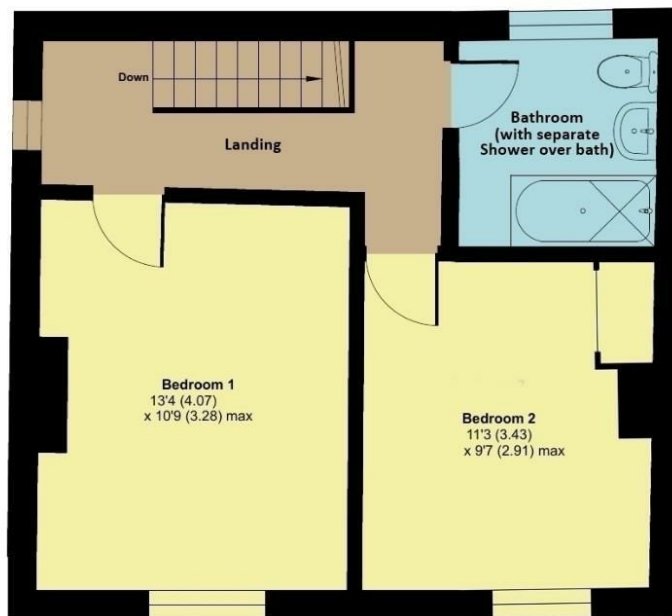
South Street, Horncastle, LN9

Approximate Area = 785 sq ft / 72.9 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 394 SQ M
(36.6 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 391 SQ M
(36.3 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: 1371660

Viewings

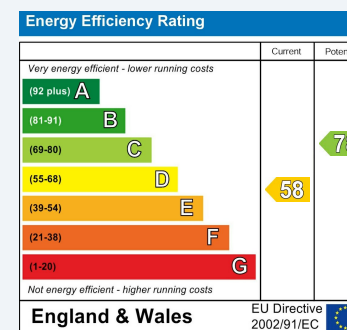
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



10 East Street, Horncastle, LN9 6AZ
Tel: 01507 524910 Email: horncastle@hunters.com <https://www.hunters.com>

