



## Lodington Court, , Horncastle, LN9 6RZ

- VERY WELL presented, THREE bedrooms, TWO receptions, bathroom (with separate shower over the bath) and a W.C, semi-detached MODERN HOUSE
- SECLUDED and fully fenced rear GARDEN with GENEROUS paved patio, shed, lawn, borders, small rockery & tree, LOW maintenance gravelled FRONT garden incl beds of plants & shrubs
- LOUNGE with FEATURE display fireplace (having inset log burner living flame effect electric fire) and is open plan to the DINING ROOM that has UPVC double glazed FRENCH doors
- Fitted KITCHEN with solid wood fronted units, built in electric fan assisted oven, gas hob, space/plumbing for fridge freezer, dishwasher and washing machine
- DETACHED GARAGE (with light, power, storage space in roof void and pedestrian rear door), and tandem PARKING for TWO CARS
- UPVC double glazing incl FRENCH & external doors, COMPOSITE front door, PVC soffits & fascias, Mains GAS CENTRAL HEATING with annually serviced boiler
- UPVC double glazed conservatory with power, heating and French doors to patio and rear garden
- Modern BATHROOM with bath fully wall tiled having separate SHOWER, shower rail & curtain, and a downstairs W.C. with wall hung hand basin and low level close coupled toilet

**Price £180,000**





# Lodington Court, , Horncastle, LN9 6RZ

## DESCRIPTION

This is a very well presented, 3 bedroom, 2 reception, bathroom (with separate shower over the bath) and a W.C, semi-detached modern house, with a detached garage (having light, power, storage space in roof void & pedestrian rear door), and tandem parking for 2 cars, as well as a secluded & fully fenced rear garden (with generous paved patio, shed, lawn, borders, small rockery & tree), and a low maintenance gravelled front garden (incl beds of plants & shrubs), all in a popular residential location with nearby protected open green, on the edge of the well serviced historic market town of Horncastle.

It also benefits from UPVC double glazing incl French & external doors, composite front door, PVC soffits & fascias, mains gas central heating with annually serviced boiler, external lighting & water tap.

The property consists of entrance, lounge (with feature display fireplace having inset log burner living flame effect electric fire) and is open plan to the dining room that has UPVC double glazed French doors to the conservatory (also UPVC double glazed having power, heating & French doors to patio and rear garden), fitted kitchen (with solid wood fronted units, built in electric fan assisted oven, gas hob, space/plumbing for fridge freezer, dishwasher & washing machine), and there is the downstairs W.C (with wall hung hand basin & low level close coupled toilet).

Upstairs is the landing (with built in cupboard), modern bathroom (with bath fully wall tiled having separate shower, shower rail & curtain, and there is a pedestal hand basin & low level close coupled toilet), and the 3 bedrooms (with built in full height double/triple wardrobes including sliding & mirrored doors, to the master and second double bedrooms).

Horncastle amenities include supermarkets, doctors, dentist, main Post Office, grammar, secondary & primary schools, swimming baths, fitness centre, bowling green etc. and Horncastle golf course & Ashby Park fishing lakes are only about 2.5 miles away.



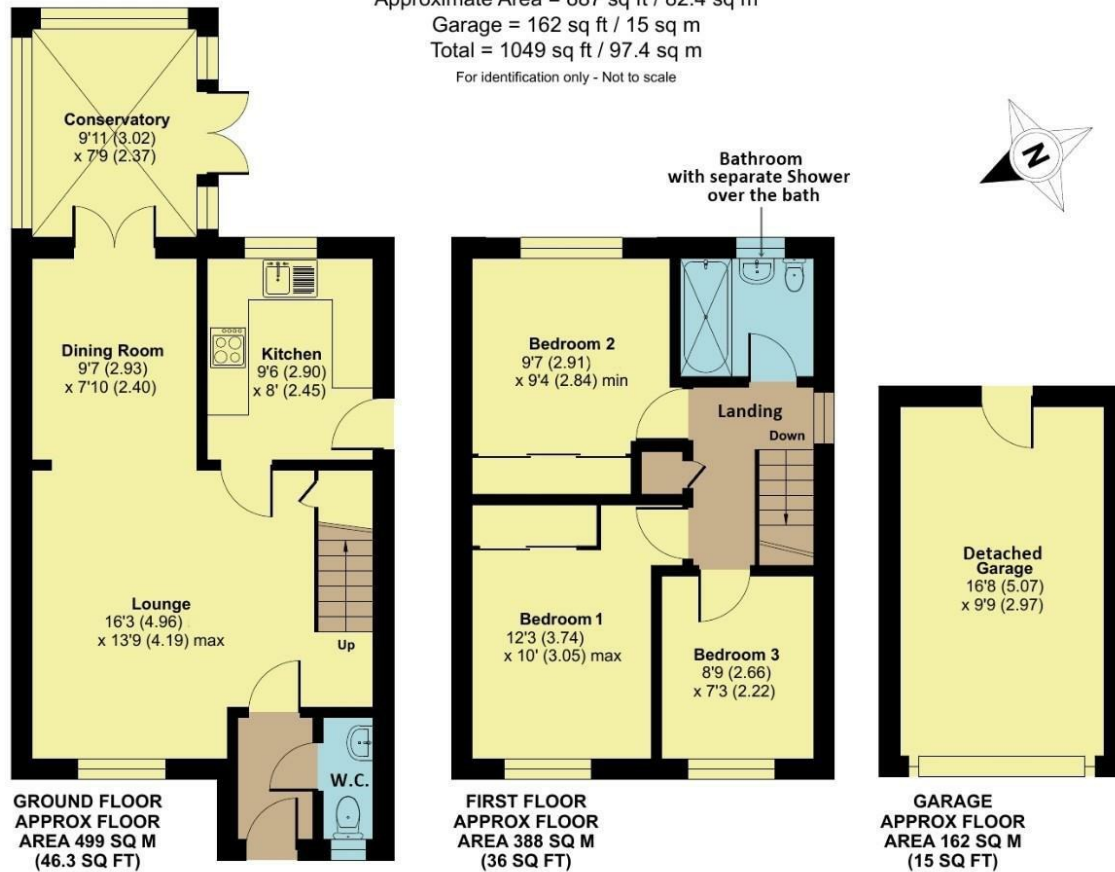






## Lodington Court, Horncastle, LN9

Approximate Area = 887 sq ft / 82.4 sq m  
 Garage = 162 sq ft / 15 sq m  
 Total = 1049 sq ft / 97.4 sq m  
 For identification only - Not to scale



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: 1373936

### Viewings

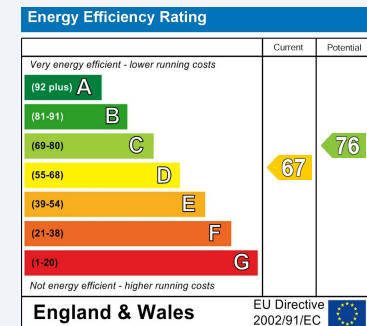
Please contact [horncastle@hunters.com](mailto:horncastle@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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.