



## Church Lane, Minting, Horncastle, LN9 5RS

- RARE OPPORTUNITY for a non-estate SEMI-DETACHED BUNGALOW with THREE DOUBLE bedrooms, TWO receptions, TWO bathrooms, NO 'upward CHAIN', ONLY TAX band 'B'
- Generous 0.13 ACRE plot with front garden and SOUTH EAST facing PRIVATE rear GARDEN incl full width paved patio, greenhouse, WORKSHOP with light & power
- VERY DESIRABLE VILLAGE LOCATION with Sebastopol Inn, village hall, church and country walks
- Includes a separate dual aspect STUDIO/ 3RD DOUBLE BEDROOM with MODERN EN-SUITE shower room
- DETACHED GARAGE with UTILITY (having roller shutter door, side window & pedestrian door, space/plumbing for 3 appliances) and tandem PARKING for 4 cars
- UPVC DOUBLE GLAZED incl NEW 2020 conservatory windows, roof & French doors, GAS CENTRAL HEATING with NEW 2021 boiler, NEW 2023 radiators with thermostatic controls
- 228 sq ft spacious LOUNGE with bow window, UPVC double glazed CONSERVATORY with CENTRAL HEATING, power & FRENCH/patio doors to garden, kitchen diner & bedroom
- 228 sq ft dual aspect KITCHEN DINER with patio doors to garden, extensive range solid oak fronted units incl peninsula & display lighting, Hotpoint Ultima slot in gas cooker, space for fridge freezer

**Price £215,000**





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## DESCRIPTION

Rare opportunity for a non-estate semi-detached bungalow with 3 double bedrooms, 2 receptions, 2 bathrooms (incl a separate dual aspect studio/3RD double bedroom, with modern en-suite shower room), detached garage with utility (having roller shutter door, side window & pedestrian door, space/plumbing for 3 appliances) and tandem parking for 4 cars incl caravan if required, on a generous 0.13 acre plot (sts) with front garden and south east facing, private rear garden (incl full width paved patio, greenhouse and a workshop with light, power, work bench & 2 windows), all in the very desirable village of Minting, that has the Sebastopol Inn, village hall, church, country walks, and there is NO 'upward CHAIN'.

It also benefits from UPVC double glazing incl new 2020 conservatory windows, roof & French doors, gas central heating with new 2021 boiler, new 2023 radiators with thermostatic controls, external lighting & water tap, and is only a council tax band 'B' currently £1,684.95 gross per annum. Services: mains electricity, water & drainage, LPG central heating.

The property consists of 'L' shaped hall, 228 sq ft spacious lounge (with bow window), UPVC double glazed conservatory (with central heating, power & French/patio doors to garden, kitchen diner & bedroom), 228 sq ft dual aspect kitchen diner (with patio doors to garden, extensive range of solid oak fronted units incl peninsula & display lighting, new 2020 Hotpoint Ultima slot in gas cooker incl double oven, 4 ring hob & LCD display, space for fridge freezer etc), bathroom (incl corner bath having inset seat, separate shower, rail & curtain over the bath, hand basin in vanity unit), dual aspect master bedroom (incl suite of double & single wardrobes, dressing table) and second double bedroom (with a septuple 'L' shaped bank of 7 full height mirror fronted wardrobes).

There is also the dual aspect studio/third double bedroom with modern en-suite (incl double width shower and hand basin in vanity unit).





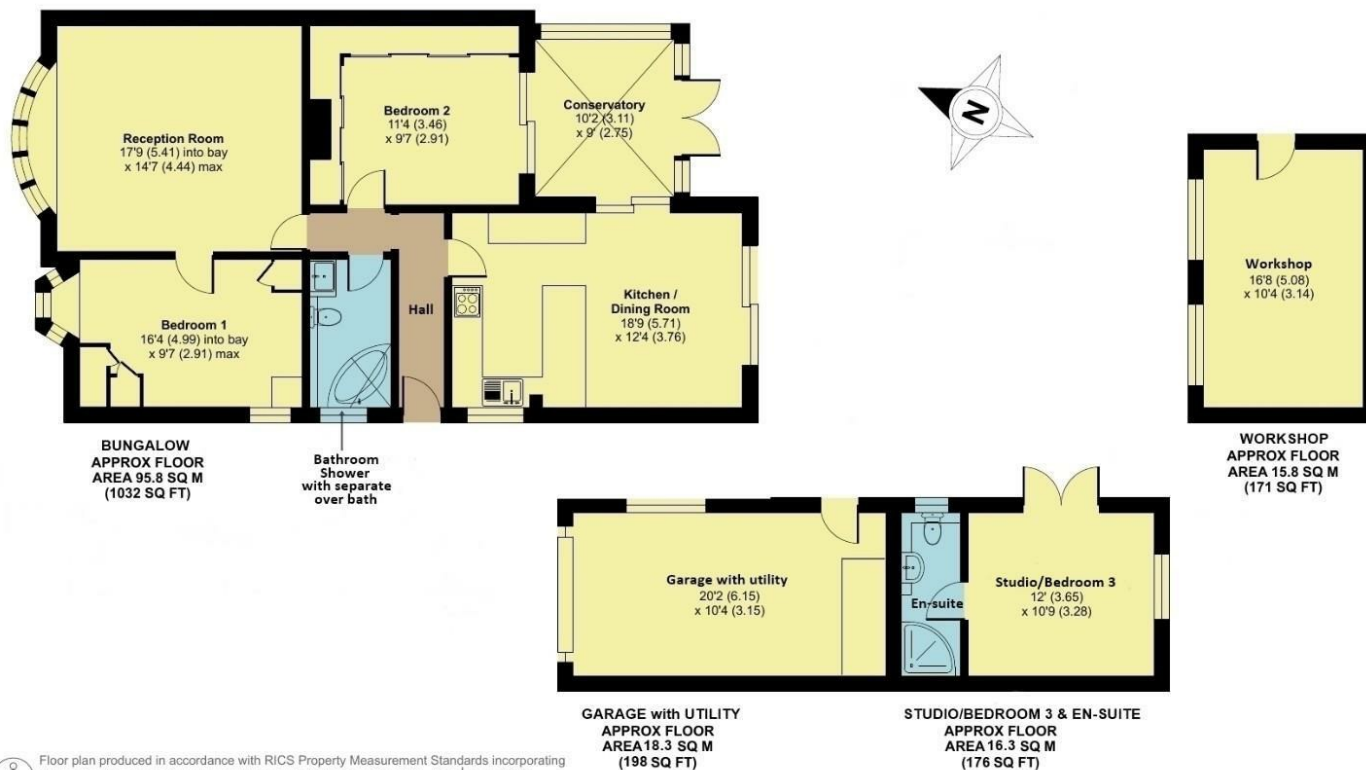




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Approximate Area Total = 1587 sq ft / 147.2 sq m

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: 1375845

## Viewings

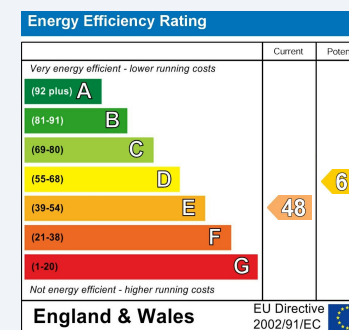
Please contact [horncastle@hunters.com](mailto:horncastle@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## 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.



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