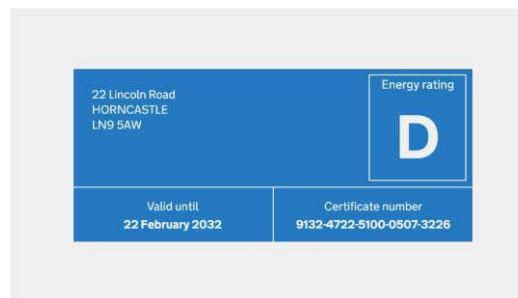




HUNTERS[®]
HERE TO GET *you* THERE

Lincoln Road, Horncastle, LN9 5AW | £140,000
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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.

HUNTERS®

Great OPPORTUNITY for FIRST TIME BUYERS or INVESTORS, EXTENDED and SPACIOUS 786 sq ft house, NO 'upper CHAIN', END of TERRACE of only 4 properties, TWO DOUBLE bedrooms with BUILT IN wardrobes, BRAND NEW UPVC double glazing being fitted, Mains GAS CENTRAL HEATING, 250 sq ft LOUNGE DINER with feature fireplace, UPDATED fitted KITCHEN, SPACIOUS landing with built in cupboard, REFURBISHED upstairs BATHROOM with separate SHOWER over the bath, NEW CARPETS to bedrooms, landing and stairs, REAR GARDEN that could be made very PRIVATE, On road PARKING, CONVENIENT for well serviced historic TOWN CENTRE

AGENTS REMARKS

This is a great opportunity including for first time buyers and investors. An extended and spacious 786 sq ft house having two double bedrooms (each with built in wardrobes), brand new UPVC double glazing being fitted, 250 sq ft lounge diner with a feature open stone fireplace currently fronted by coal living flame electric fire, updated fitted kitchen, spacious landing with built in cupboard, a refurbished bathroom with separate shower over the bath, new carpets to bedrooms, landing and stairs and mains gas central heating with annually serviced boiler. A well presented end terrace house of only four properties, in a convenient location for the centre of the well serviced historic market town of Horncastle and there is NO 'upward CHAIN'

Outside there is a waist high brick walled front garden, front and side exterior doors, outside lighting, rear garden that could be made very private, concrete hard standing for a shed, and there is on road parking.

The property is 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 less than 3 miles to the Horncastle golf course and the Ashby Park fishing lakes.

FRONT

The front is enclosed by 'stone' capped waist high brick walling and a flagstone path with two steps lead up to the front door. The garden is hard standing with a gravelled and grassed border and a feature central bush. To the front of the property is the gas meter wall housing and down the side, a shared path for the terrace, leads via arched topped wooden close boarded feather edged gate, to the rear.

LOUNGE DINER

5.89m (19' 4") x 4.22m (13' 10")

Maximum dimensions. Entered via UPVC panelled external door, top panel obscure double glazed with lead detailing and there is a UPVC double glazed window to the front overlooking the garden, two ceiling lights and two wall lights, coving, feature open fireplace (with stone background, wooden mantle and marble hearth, fronted by a coal living flame effect electric fire and there is a gas supply for a fire if required), to one side of the fireplace is a built in double fronted base cupboard, double and single radiators, thermostat control for the central heating, two double and a single electrical power sockets, TV aerial, oak floorboard effect laminate flooring and white six panelled door off to the kitchen.

KITCHEN

3.66m (12' 0") x 3.02m (9' 11")

Dimensions include stairs. Range of white base units including cupboards, drawer and pan drawers, matching wall units, grey granite effect roll edged laminate worktops, inset stainless steel sink with drainer and single mixer, part tiled walls and matching tiled window sill, Indesit slot in 'stainless steel' gas cooker with oven, grill and four ring hob, filter hood with light over the cooker, space for fridge and space and plumbing for washing machine.

UPVC double glazed window to the rear overlooking the garden, ceiling strip light, radiator, Baxi Combi 105e wall mounted mains gas fired combination boiler with integral timer control, double and two single electrical power sockets excluding the previously detailed appliances, tile effect vinyl flooring, carpeted stairs with wooden balustrading to the first floor and wooden four panelled exterior door, top two panels obscure glazed, off to the side.

LANDING

2.41m (7' 11") x 1.96m (6' 5")

Maximum dimensions. Ceiling light, access to roof void, electrical power socket, carpet and doors off to bathroom (with separate shower over the bath), master bedroom and second double bedroom and to the built in shelved linen cupboard (also accessed from the bathroom).

BATHROOM WITH SEPARATE SHOWER OVER BATH

2.39m (7' 10") x 2.13m (7' 0")

Dimensions include built in cupboard. Obscure effect window to the side, ceiling light, waterproof walling over panelled bath having separate shower, shower rail and curtain, ceiling and remainder of walls wooden panelled, pedestal hand basin with tiled splash back, low level close coupled toilet, radiator, mosaic tile effect vinyl flooring and wooden slated door to built in shelved linen cupboard (also accessed from the landing).

MASTER BEDROOM

4.24m (13' 11") x 3.33m (10' 11")

Maximum dimensions including built in quadruple wardrobe. UPVC double glazed window to the front including overlooking the garden, ceiling light, dado rail, radiator, TV aerial, double electrical power socket, carpet and wooden vertical panelled doors to built in quadruple wardrobe (having hanging rail and shelving) and open fronted cupboards over.

SECOND DOUBLE BEDROOM

3.02m (9' 11") x 2.62m (8' 7")

Dimensions exclude built in double wardrobe and cupboard. UPVC double glazed window to the rear overlooking the garden, ceiling light, radiator, double electrical power socket, carpet and white wooden slatted doors to built in double fronted wardrobe (having hanging rail, shelving to the side and over) and to adjacent built in bulk head cupboard.

REAR OF THE PROPERTY

Concrete hard standing across the rear that also leads down the side of the property, past the kitchen exterior door, having an outside light over the door, to an arched wooden close boarded feather edged gate providing pedestrian access to the front,

REAR GARDEN

The garden is laid to lawn and there is a shed concrete hard standing. The garden can be completely closed by fencing and made private, currently open plan to the shared path that leads to the rear of the garden and across to the remainder of the terrace.

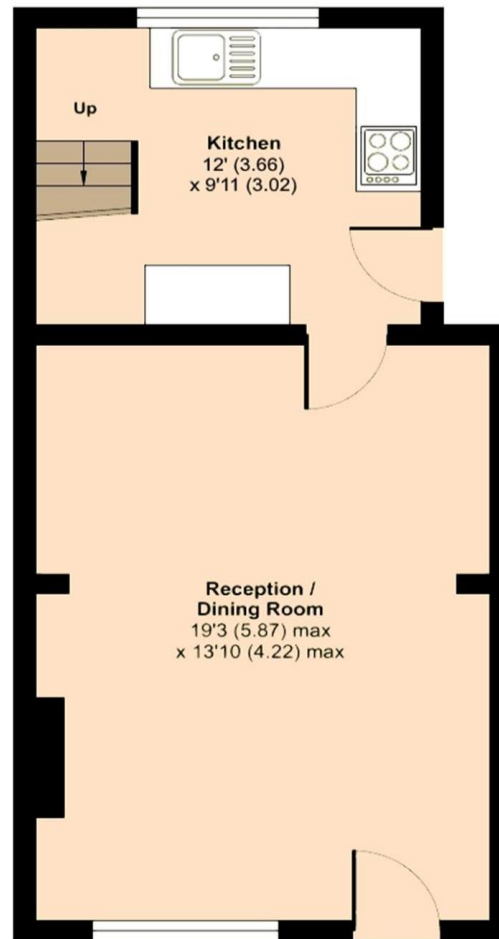
NOTES

Mains gas, electricity, water and drainage are connected. There is a pedestrian right of way for the terrace down the side of the property to the rear.

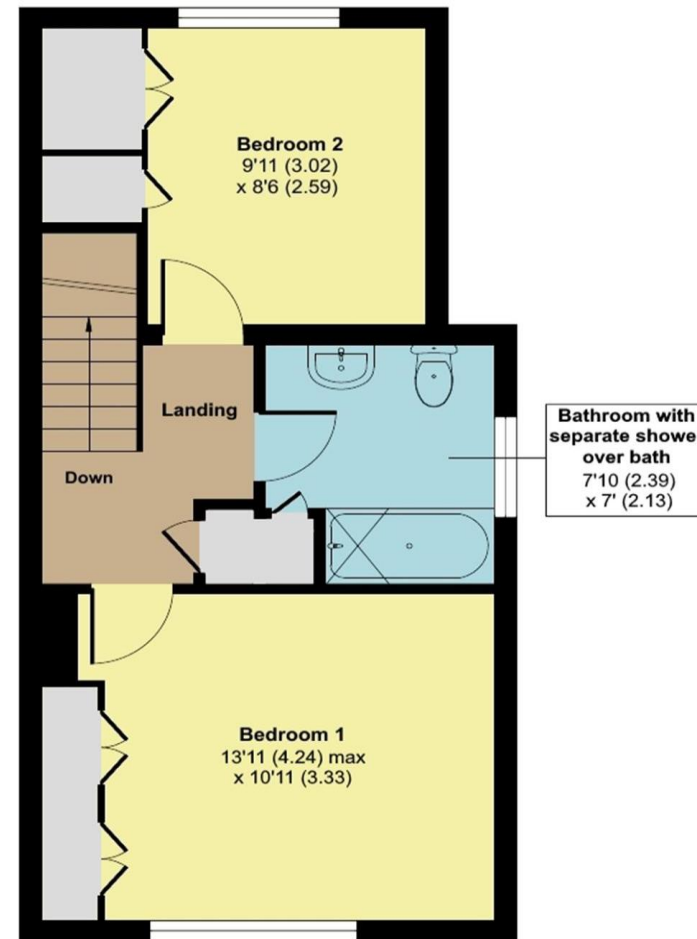
Lincoln Road, Horncastle, LN9

Approximate Area = 782 sq ft / 72 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 36 SQ M
(391 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 36 SQ M
(391 SQ FT)

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.

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