



Dymoke Drive, , Horncastle, Lincs, LN9 6EW

- SPACIOUS 918 sq ft, THREE bedroom (two DOUBLES and GENEROUS third) HOUSE with NO 'upward CHAIN', ONLY a council tax BAND 'A'
- UPVC DOUBLE GLAZED including EXTERNAL doors, PVC soffits & fascias, Mains GAS CENTRAL HEATING with a Baxi boiler
- WOODEN FLOORING to the lounge, kitchen diner and property entrance, EXPOSED FLOORBOARDS to the 3 bedrooms and landing
- Dual aspect fitted KITCHEN DINER incl 3 ceiling lights, range of base & wall units, slot in dual fuel cooker, space/plumbing for fridge freezer, dishwasher & another appliance
- FANTASTIC '85' 'B' ENERGY performance RATING, 10 SOLAR PANELS with FREE electricity for 25 years from 21 September 2012
- SOUTH FACING, fully enclosed and SECLUDED, LOW MAINTENANCE PAVED rear GARDEN ideal for potted plants, and open plan FRONT lawned garden, external water tap
- Dual aspect LOUNGE with 2 ceiling lights, FEATURE inset fire coal effect gas fire with stone hearth, and wooden flooring
- PANTRY ROOM with light and shelving

By Auction £90,000



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DESCRIPTION

*FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £90,000* BIDDING CLOSES (TBC)* FEES APPLY * REGISTER YOUR INTEREST AT HUNTERS.COM SELECT AUCTIONS

This is a spacious 918 sq ft, 3 bedroom (2 doubles & generous third) house, with fantastic '85' 'B' energy performance rating, 10 solar panels with free electricity for 25 years from 21 September 2012 (copy of lease available from agent's office), UPVC double glazing incl external doors doors, PVC soffits & fascias, mains gas central heating with a Baxi boiler, south facing, fully enclosed and secluded, low maintenance paved rear garden (ideal for potted plants) with an external water tap, and an open plan front lawned garden, all in a convenient location for the well serviced historic market town amenities, and there is NO 'upward CHAIN'.

It also wooden flooring to the lounge, kitchen diner & property entrance, exposed floorboards to the 3 bedrooms & landing, and is only a council tax band 'A'.

The property consists of entrance with front door canopy porch, dual aspect lounge (with 2 ceiling lights, feature inset fire coal effect gas fire with stone hearth, and wooden flooring), dual aspect fitted kitchen diner (incl 3 ceiling lights, range of base & wall units, slot in dual fuel cooker, space/plumbing for fridge freezer, dishwasher & another appliance, space for table & chairs, wooden flooring, and recessed rear door porch), pantry room (with light and shelving).

Upstairs is the landing (with rear window and built in boiler/storage full height cupboard), fully wall tiled bathroom (incl mixer taps having wall mounted shower extension, and there is a wall hung hand basin), separate W.C. (fully wall tiled and having a low level close coupled toilet), and the 3 bedrooms (2 doubles & generous third, all with exposed floorboards, and the master having a recess for a double wardrobe).

The well serviced historic market town of Horncastle amenities include supermarkets, doctors, dentist, main Post Office, schooling etc.





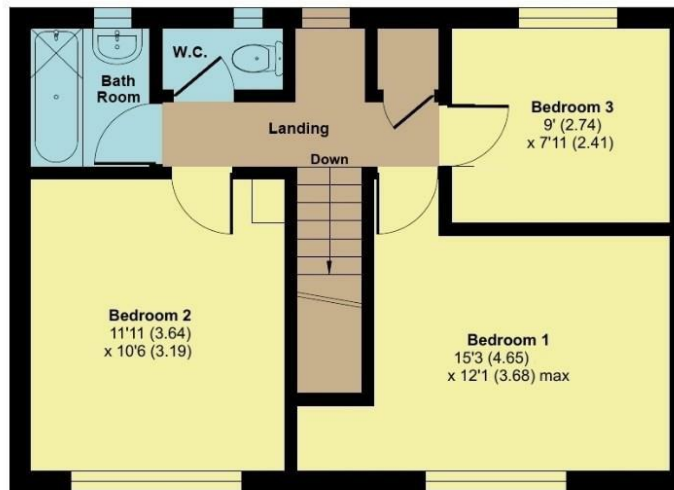
Dymoke Drive, Horncastle, LN9

Approximate Area = 918 sq ft / 85.2 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 42.3 SQ M
(456 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 42.9 SQ M
(462 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: 1334673

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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