



38 Malt Kiln Crescent

Horncastle, LN9 5FJ



Book a Viewing!

Offers Over £165,000

A well-presented modern two double bedroom mid town house situated in the sought-after Langton Rise development. Located just off Langton Hill, on the edge of the market town of Horncastle, the property is within walking distance of the town centre, offering a variety of shops, facilities and local schooling. The property offers open views to the front and is set in a quiet cul-de-sac. It benefits from two allocated parking spaces and was built in November 2023, with approximately 8 years of warranty remaining (10-year warranty) and a Cyden Homes warranty until November 2025. Internally, the home is finished to a high standard, featuring oak doors throughout and a modern fitted kitchen with integrated appliances. The accommodation briefly comprises a Lounge, Kitchen-Diner, Downstairs WC and a First-Floor Landing providing access to two double Bedrooms and a Bathroom. To the rear there is a lawned garden with a patio seating area. Viewing is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING — B.

COUNCIL TAX BAND — B.

LOCAL AUTHORITY - East Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Horncastle sits at the heart of Lincolnshire, halfway between the Cathedral City of Lincoln and the county's famous sandy beaches. Known as the 'gateway to the Lincolnshire Wolds', Horncastle is surrounded by countryside and is on the edge of the Lincolnshire Wolds, recognised for its outstanding natural beauty. The town has a wide variety of facilities you would expect in a market town including a host of shops, supermarkets, doctors, vets, dentist, pharmacy, butchers, bakery's, banks, hairdressers/barbers, takeaways, fish & chips, Costa Coffee and variety of places to eat with a selection of restaurants, tea rooms & cafes, pubs & bars.





There is a wide variety of smaller shops and boutiques as well as the town being known for its Antique shops. Furthermore, there is a leisure complex with a swimming pool & gym, cricket club and football club. There is a nursery, primary schooling, grammar school and an academy secondary school. The town is located approx. 25 Miles from Lincoln with Train Links to London and also approx. 22 miles from the coast. The popular resort village of Woodhall Spa is also a short drive away (approx. 6 miles)

ACCOMMODATION

LOUNGE

16' 0" x 12' 6" (4.88m x 3.81m) With composite external door, UPVC double glazed window, radiator and stairs leading to the first floor.

WC

With tiled flooring, low-level WC, wash hand basin with tiled splashback, radiator, spotlighting and extractor fan.

KITCHEN/DINER

12' 6" x 11' 11" (3.81m x 3.63m) With UPVC double glazed window and external door, tiled flooring and a range of wall, base units and drawers with work surfaces and matching upstand, composite sink and drainer, integrated oven, four-ring gas hob with extractor fan and stainless steel splashback, integral dishwasher, space for a fridge freezer, spotlighting, radiator and wall-mounted gas-fired central heating boiler.

FIRST FLOOR LANDING

With access to the loft and radiator.

BEDROOM 1

12' 6" x 12' 0" (3.81m x 3.66m) With UPVC double glazed window, over-stairs storage cupboard and radiator.

BEDROOM 2

12' 6" x 8' 10" (3.81m x 2.69m) With UPVC double glazed window and radiator.

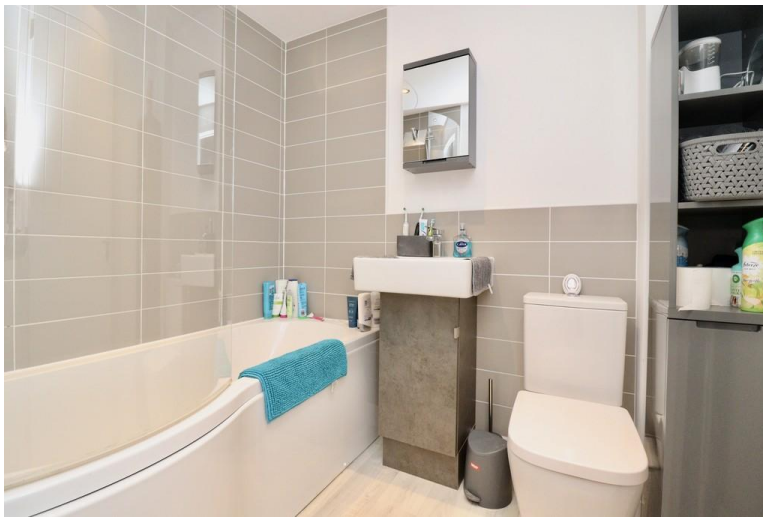
BATHROOM

6' 10" x 5' 7" (2.08m x 1.7m) With vinyl flooring, low-level WC, wash hand basin with cupboard storage below, bath with mains shower over, partly tiled walls, heated towel rail, spotlighting and extractor fan.

OUTSIDE

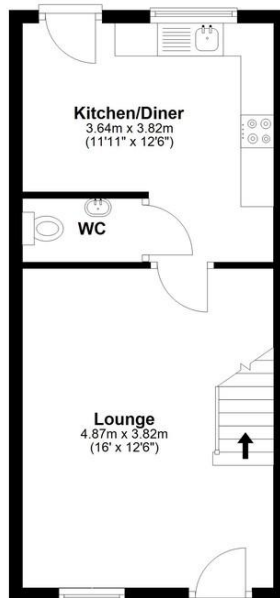
To the rear of the property there is a lawned garden with a patio seating area. To the front of the property there are two allocated parking spaces, separated by a brick pillar with wiring in place for an electric car charger installation.





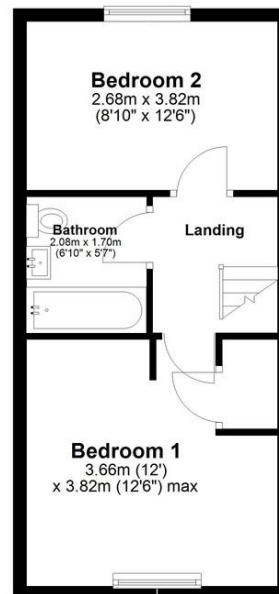
Ground Floor

Approx. 32.9 sq. metres (354.0 sq. feet)



First Floor

Approx. 32.9 sq. metres (353.7 sq. feet)



Total area: approx. 65.7 sq. metres (707.7 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

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WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

