



2 Marys Close
Horncastle, Lincolnshire

BROWN & CO JH Walter



2 Marys Close, Horncastle, LN9 5DL

A spacious detached modern bungalow tucked away at the end of a close in the historic Market town of Horncastle.

The property is immaculately presented throughout and comprises of an entrance hall, WC, living room, kitchen diner, utility, master bedroom with en-suite, three further double bedrooms and a family bathroom.

Outside the property benefits from two separate driveways providing plenty of parking, a detached double garage with electric roller doors and a large enclosed rear garden.



ACCOMMODATION

Entrance Hall

Front entrance door, full height double glazed window to rear, loft access, radiator.

WC

WC, wash basin, radiator.

Kitchen Diner

Bi-folding doors opening to rear garden, double glazed window to side, one and a half drainer sink, preparation worktops, tiled splash backs, integrated oven, integrated hob with extractor hood over, integrated fridge freezer and dishwasher, radiator.

Utility

Entrance door to side, double glazed window to front worktop, storage units, tiled splash backs, spaces for washing machine and fridge, radiator.

Living Room

Bi-folding doors opening to rear garden, radiator.

Bedroom One

Double glazed windows to side, two built in wardrobes, radiator.

En Suite

Double glazed window to side, WC, vanity wash basin, shower cubicle, heated towel rail, tiled splash backs.

Bedroom Two

Double glazed window to side, loft access, radiator.

Bedroom Three

Double glazed window to front, radiator.

Bedroom Four

Double glazed window to front, radiator.

Bathroom

Double glazed window to front, WC, vanity wash basin, bath with wall mounted shower unit over and glazed shower screen, tiled flooring and walls, heated towel rail.

Outside

To the front is a lawned garden and two separate driveways providing plenty of parking. One of the driveways leads to a detached double garage with two electric roller doors and gated side access leads to a generous rear garden with patio a spacious patio area, large lawn and fenced perimeter.

Location

Horncastle is an attractive market town on the edge of the Lincolnshire Wolds. The River Bain flows through the centre of the town and St Mary's church dates from the 13th century.

Horncastle has become nationally recognised for its numerous antique shops and centres. It offers a wide range of traditional shops and pubs, a swimming pool, doctors' surgery, and excellent choice of schools from Primary to Grammar.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band D

MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.



BROADBAND

We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 10000 Mbps and an upload speed of 10000 Mbps.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&coJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT

James Drabble
01522 504304
lincolncitycentre@brown-co.com

7/21/25, 10:12 AM

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

2, Marys Close
HORNCASTLE
LN9 5DL

Energy rating
B

Valid until: 25 September 2028
Certificate number: 0066-3806-7815-9528-8281

Property type
Detached bungalow

Total floor area
132 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
[You can read guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\).](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)

Energy rating and score

This property's energy rating is B. It has the potential to be A.
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

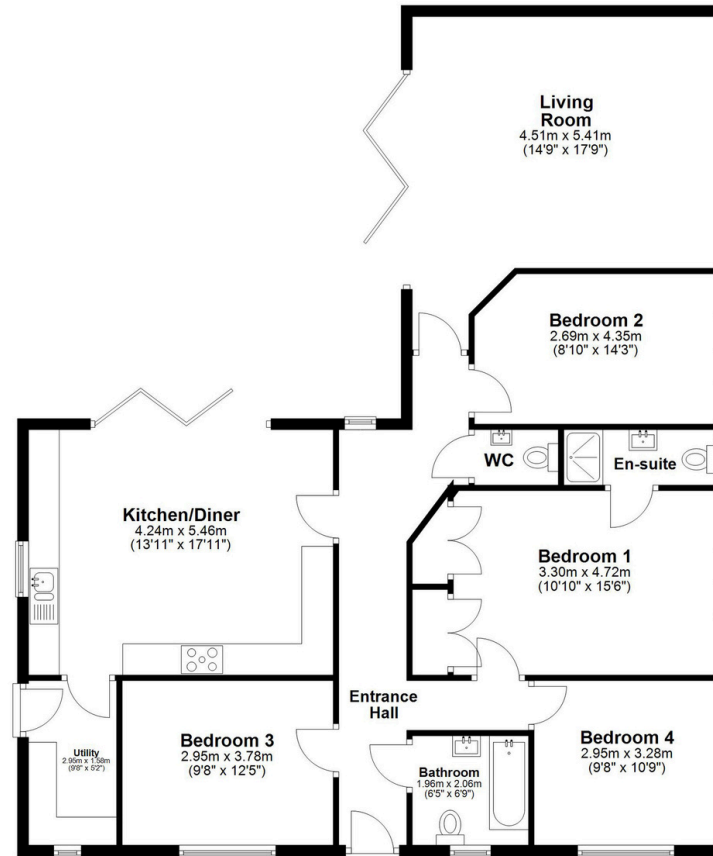
For properties in England and Wales:
the average energy rating is D
the average energy score is 60

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 92 A |
| 81-91 | B | 84 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

<https://find-energy-certificate.service.gov.uk/energy-certificate/0066-3806-7815-9528-8281?print=true>

1/4

Ground Floor
Approx. 131.3 sq. metres (1413.3 sq. feet)



Total area: approx. 131.3 sq. metres (1413.3 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE. ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
Produced by Chris Gothorp Photography. Unauthorised reproduction prohibited.
Plan produced using PlanUp.

2 Marys Close, Horncastle

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

Brown&CoJHWalter

5 Oakwood Road | Lincoln | LN6 3LH

T 01522 504 304

E lincolncitycentre@brown-co.com

BROWN & CO JHWalter

Property and Business Consultants