



# CHOICE PROPERTIES

## *Estate Agents*

2 Johnson Drive,  
Horncastle, LN9 6RS

Reduced To £179,800



Choice Properties are delighted to present this immaculate two bedroom semi-detached house, occupying a pleasant and quiet residential position in the sought after market town of Horncastle, a 15 minute walk from the town centre. Benefitting from a stylish interior, well kept south facing garden and driveway, this is not one to be missed! Early viewing is advised to appreciate this superb home!

With the added benefit of gas central heating and uPVC double glazing, this light and bright internal accommodation comprises:

### **Entrance Hall**

3'5" x 4'6"

Composite front entrance door.

### **WC**

3'5" x 5'1"

WC with dual flush button, hand wash basin with mixer tap. Wall mounted consumer unit.

### **Reception Room**

12'3" x 13'7"

Light and airy reception room with dual aspect windows. TV aerial point. Telephone point. Wall mounted 'Honeywell' thermostat controls.

### **Kitchen**

12'3" x 7'8"

Fitted with wall and base units with work surfaces over, stainless steel sink unit and drainer with mixer tap, plumbing for a washing machine, integral oven and four ring induction hob with extractor over. Cupboard housing the wall mounted 'Ideal' combination boiler.

### **Landing**

5'7" x 3'1"

Loft access.

### **Bedroom 1**

12'3" x 10'5"

Spacious double bedroom. Dual aspect windows. TV aerial point.

### **Bedroom 2**

12'3" x 7'8"

With built in wardrobes.

### **Bathroom**

6'4" x 5'3"

Fitted with three piece bathroom suite comprising panelled bath tub with taps and mains fed shower over, dual flush wc and hand wash basin.

### **Driveway**

Providing off road parking for multiple vehicles.

### **Garden**

This stylish property further benefits from a well kept south-facing garden. The garden is privately enclosed by timber fencing and is mostly laid to lawn while also benefitting from a paved patio area.

### **Tenure**

Freehold.

### **Council Tax Band**

Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

### **Viewing Arrangements**

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277.

### **Opening Hours**

Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

### **Making an Offer**

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

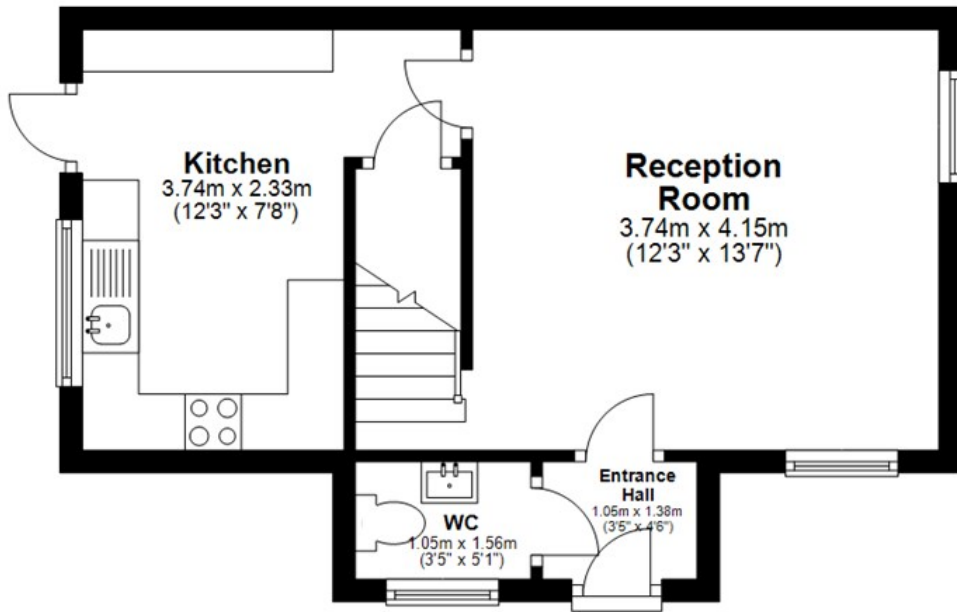




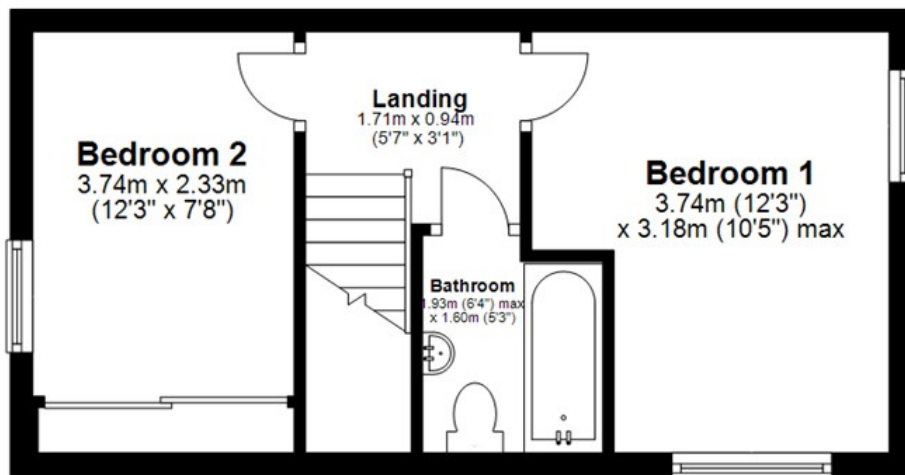




## Ground Floor



## First Floor



# Directions

Please use Postcode LN9 6RS for directions to this property.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

