



Johnson Drive, , Horncastle, LN9 6RS

- BRAND NEW October 2023, SPACIOUS 920 sq ft, THREE bedrooms, BATHROOM and a W.C. DETACHED HOUSE, with a limited 'upward chain' in a new development
- Attached GARAGE with light, power (4 double sockets), storage space in roof void and pedestrian composite rear door, EV charger, and off road PARKING
- WORKS BY VENDOR include: light & power to garage, EV charger, large shed with light & power, decked seating, paved paths, gravelled front & replaced rear boundary fencing
- LOUNGE with built in understairs cupboard
- FANTASTIC '83' 'B' ENERGY efficiency RATING
- FULLY fenced rear GARDEN laid to lawn, having timber raised beds of plants, DECKING, secure pedestrian access to the front, LARGE SHED with light, power, side window to garden
- UPVC double glazing including FRENCH doors, 2 x COMPOSITE external doors, PVC fascias, Mains GAS CENTRAL HEATING
- MODERN soft closure fitted KITCHEN DINER with FRENCH doors off to garden, built in fan assisted electric oven & gas hob, space/plumbing for fridge freezer & washing machine

Price £190,000



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DESCRIPTION

Built brand new in October 2023 this is a spacious 920 st ft three bedroom, bathroom & W.C, detached house with garage and fully enclosed rear garden, having a fantastic '83' 'B' energy efficiency rating, all in a new residential road within walking distance to shop and bus stop, on the edge of the very well serviced historic market town of Horncastle with country walks, swimming baths etc, and is available with a limited 'upward chain'.

Works by the vendor include: light & power to garage, EV charger, large shed with light & power, decked seating, paved paths, gravelled front & replaced rear boundary fencing.

It also benefits from UPVC double glazing including French doors, 2 x composite external doors, PVC fascias, mains gas central heating, and external lighting & water tap.

The property consists of entrance, downstairs W.C, lounge (with built in understairs cupboard), modern soft closure fitted kitchen diner (with French doors off to garden, built in fan assisted electric oven & gas hob, space/plumbing for fridge freezer & washing machine, space for table & chairs), first floor landing with central staircase, modern bathroom (with separate shower and glass pivot shower screen over the bath, pedestal hand basin & low level close coupled toilet), and the three bedrooms.

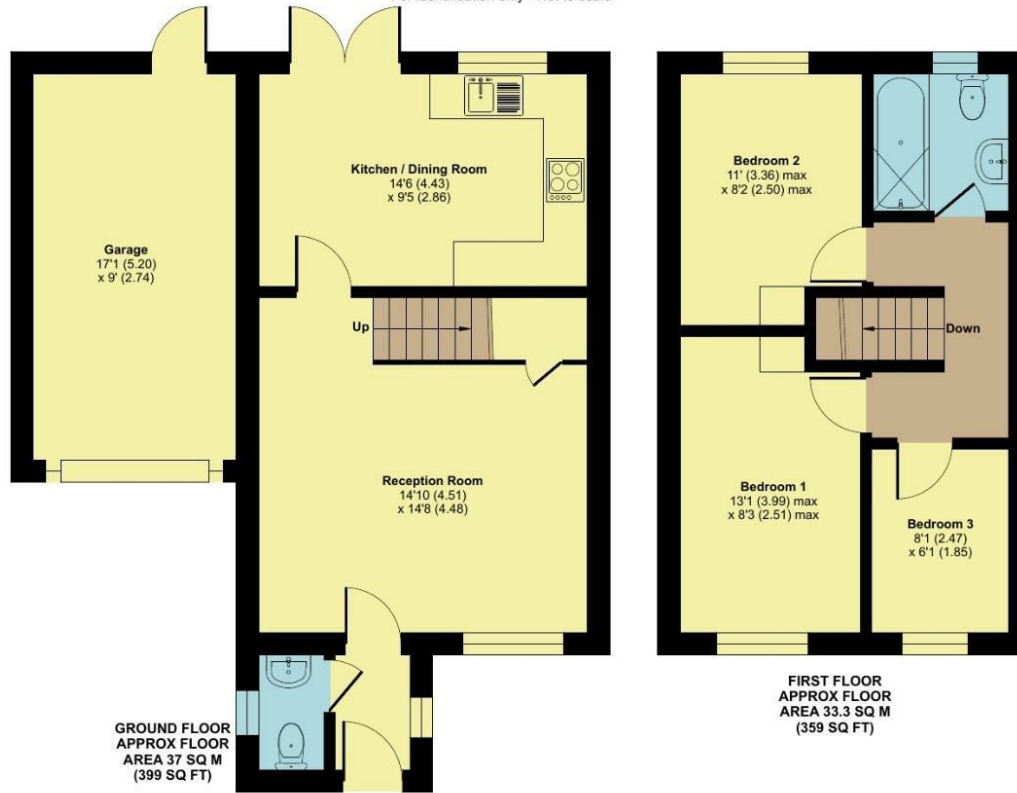
It is located in a new residential road within walking distance to shop and bus stop, on the edge of the historic market town of Horncastle whose amenities include supermarkets, doctors, dentists, grammar, secondary and primary schools, main Post Office, swimming baths, fitness centre, bowling green etc and Horncastle golf course and the Ashby Park fishing lakes are 2.8 miles away.





Johnson Drive, Horncastle

Approximate Area = 758 sq ft / 70.4 sq m
 Garage = 153 sq ft / 14.2 sq m
 Total = 911 sq ft / 84.6 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Hunters Property Group. REF: 1449177

Viewings

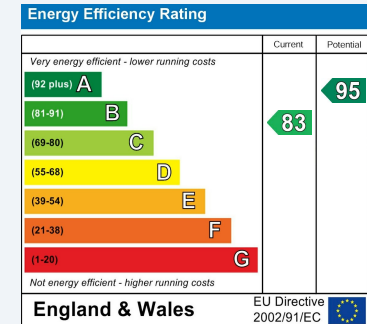
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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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