



## Malsters Drive, , Horncastle, Lincs, LN9 5FH

- BUILT BRAND NEW DECEMBER 2024 with UPGRADED specifications, 10 year warranty and VERY GOOD 'B' '84' ENERGY efficiency RATING
- EXCEPTIONAL DOUBLE width, DOUBLE length block paved DRIVE for 4 cars, integral GARAGE (having light, power, metal up & over door), electric CAR CHARGER point
- UPVC double glazed including FRENCH doors, COMPOSITE front door, PVC soffits and fascias, Mains GAS CENTRAL HEATING with Ideal boiler less than 1 year old
- 217 sq ft MODERN soft closure fitted KITCHEN DINER incl PENINSULAR with breakfast bar, EXTENSIVE range NEFF built in APPLIANCES, space for washing machine
- SPACIOUS 1,425 sq ft, VERY well presented, FOUR GENEROUS bedrooms, THREE receptions (including large kitchen diner), TWO bathrooms (plus W.C.), detached HOUSE
- Front garden and SOUTH FACING fully fenced rear GARDEN having EXTENDED paved PATIO, both gardens laid to lawn, external LIGHTING and WATER tap
- Dual aspect SUN ROOM with FRENCH doors to BOTH kitchen diner and patio/rear garden, LOUNGE with FRENCH doors to BOTH kitchen diner and hall
- MODERN bathroom with separate SHOWER over the bath, EN-SUITE SHOWER room and downstairs W.C. with storage cupboard having power

**Price £325,000**



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## DESCRIPTION

Built brand new December 2024 with upgraded specifications and 10 year warranty, this is a very well presented, spacious 1,425 sq ft, 4 generous bedrooms, 2 bathrooms (plus W.C.), 3 receptions (incl large kitchen diner), detached house with exceptional parking, garage, and south facing rear garden, all on the edge of the well serviced historic market town of Horncastle.

It also benefits from a very good '84' energy efficiency rating, UPVC double glazing incl French doors, composite front door, UPVC soffits and fascias, oak veneer internal doors, mains gas central heating with Ideal boiler less than 1 year old, security alarm system, electric car charger point, external lighting and water tap, and ALL the light fittings, curtains and blinds incl plantation, are being left.

Outside is the exceptional double width, double length block paved drive for 4 cars, integral garage (having light & power), electric car charger point, front garden & south facing fully fenced rear garden having extended paved patio (both gardens laid to lawn), external lighting & water tap, and secure pedestrian access to the rear garden.

The property consists of entrance hall (with 2 ceiling lights), lounge (with French doors to both kitchen diner and hall), dual aspect sun room (with French doors to both kitchen diner and patio/rear garden), 217 sq ft modern soft closure fitted kitchen diner (incl pendant, spot and display lighting, peninsular with breakfast bar, full height pantry unit, deep pan drawers, extensive range of Neff built in appliances and space for washing machine), and the downstairs W.C. (with storage cupboard having power). There is modern large tile flooring to the hall, kitchen diner, sun room and W.C.

Upstairs is the landing with built in cupboard, modern bathroom with separate shower over the bath, master bedroom (with bank of built in full height wardrobes having mirror fronted sliding doors), modern en-suite shower room, 2nd, 3rd and 4th generous bedrooms.





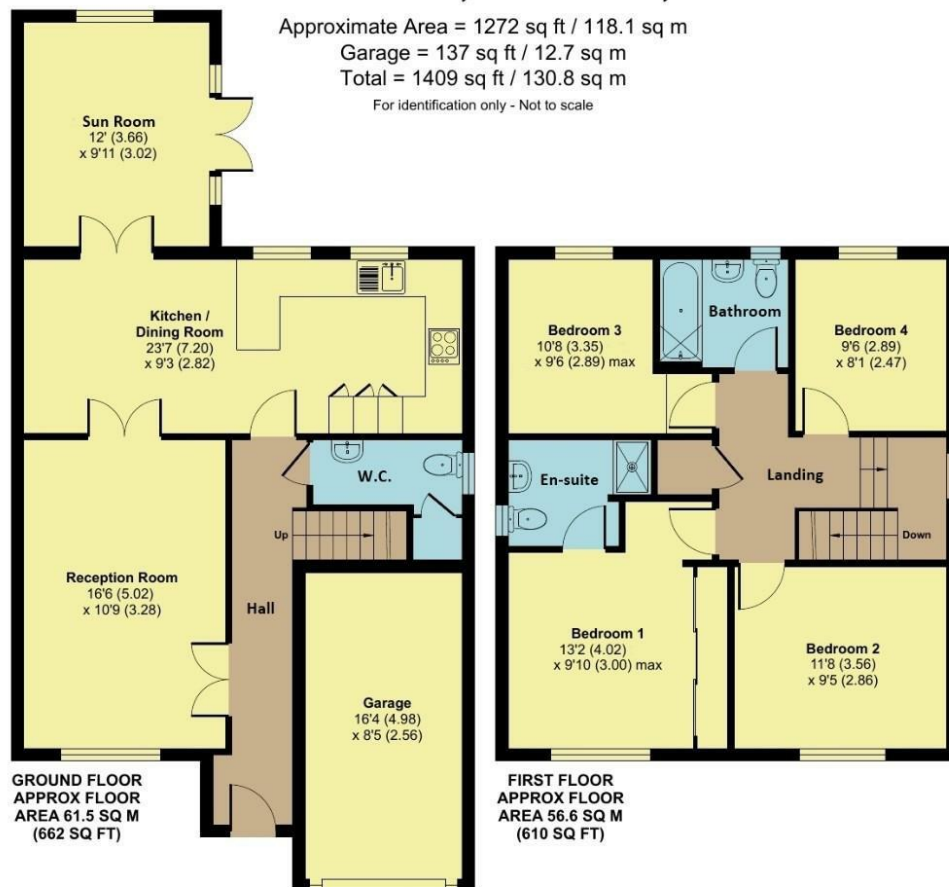
## Malsters Drive, Horncastle, LN9

Approximate Area = 1272 sq ft / 118.1 sq m

Garage = 137 sq ft / 12.7 sq m

Total = 1409 sq ft / 130.8 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). © nitchecom 2025. Produced for Hunters Property Group. REF: 1350569

### Viewings

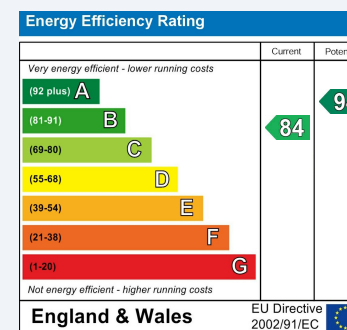
Please contact [horncastle@hunters.com](mailto:horncastle@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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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