



8 Thornton Crescent

Horncastle

Offered for sale with NO CHAIN, this detached bungalow occupies a pleasant position on the outskirts of the popular market town of Horncastle. Requiring a degree of modernisation, the property offers spacious and versatile accommodation comprising an entrance porch/sunroom, utility room, entrance hall, lounge, dining room, kitchen, two bedrooms, sitting room/bedroom with conservatory off, bathroom and separate WC. Outside, there is a low-maintenance front garden, a driveway providing ample off-road parking, a garage and an enclosed rear garden. Further benefits include gas central heating and double glazing, making this an excellent opportunity for buyers looking to create a home tailored to their own tastes.

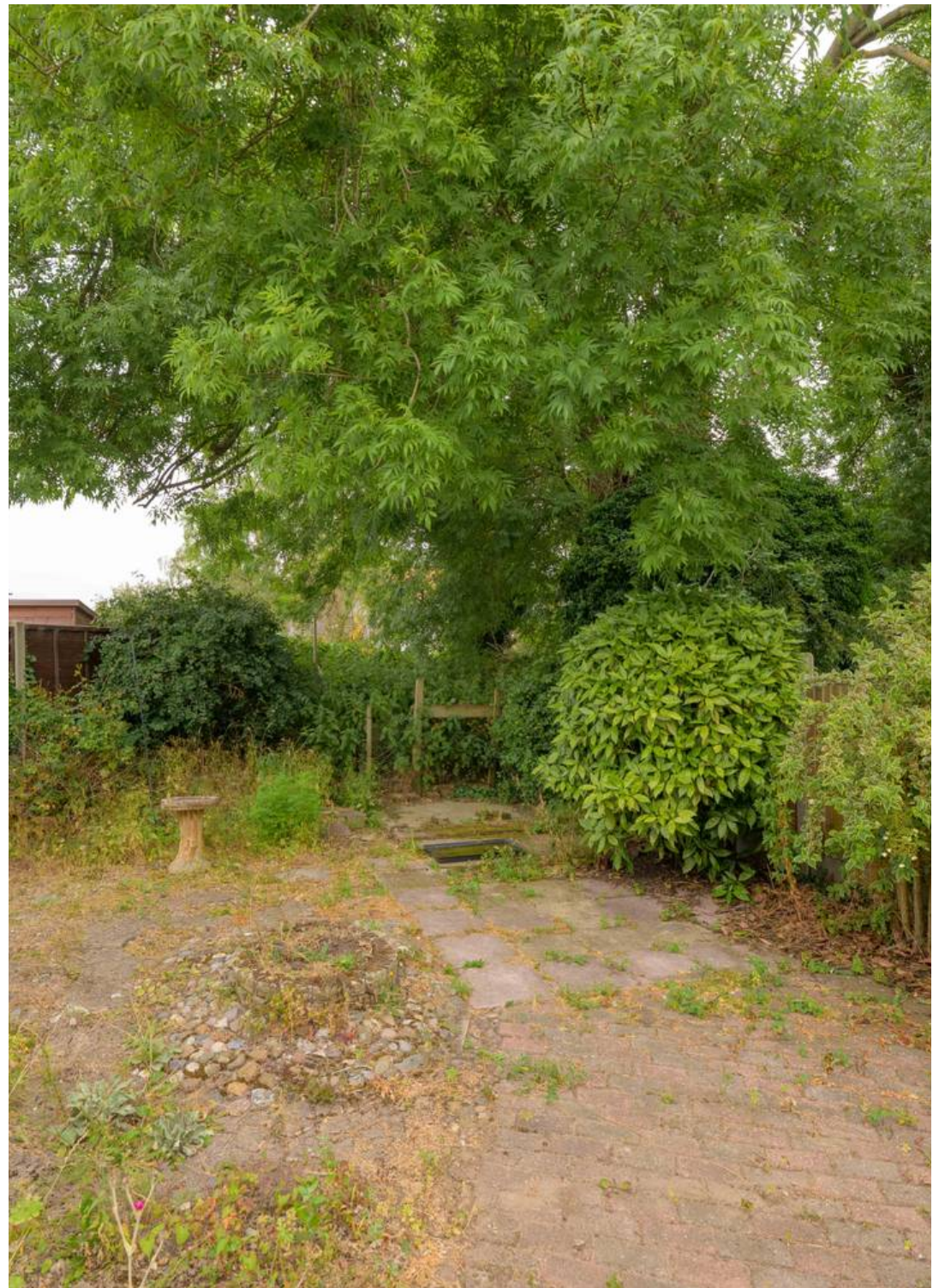
Steeped in history and situated on the edge of the picturesque Lincolnshire Wolds, Horncastle is a thriving market town renowned for its antique centres, traditional weekly market, independent shops and welcoming cafés. The town offers an excellent range of amenities including supermarkets, healthcare facilities, restaurants and well-regarded schools, while the Cathedral City of Lincoln and the Lincolnshire coast are both within easy reach, making it a highly desirable place to call home.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE PORCH/SUNROOM

11' 5" x 10' 3" (3.49m x 3.12m)

(max) Having window to front elevation, windows & part glazed door to rear elevation, polycarbonate roof, tile effect flooring and part glazed door to the:

UTILITY

9' 7" x 5' 10" (2.91m x 1.77m)

Having window to rear elevation, work surface with inset sink & drainer and appliance spaces under.

ENTRANCE HALL

Having coved ceiling, radiator, dado rail, access to roof space, built-in cloaks cupboard and built-in airing cupboard.

LOUNGE

15' 11" x 13' 9" (4.84m x 4.19m)

Having windows to front & side elevations, coved ceiling, radiator and fireplace with inset electric fire and plinth to side. Opening to the:

DINING ROOM

11' 1" x 10' 7" (3.39m x 3.23m)

Having windows to front & side elevations, coved ceiling, radiator feature leaded windows & serving hatch to kitchen and small pane glazed double doors to the:



KITCHEN

11' 11" x 10' 6" (3.63m x 3.19m)

Having window & part glazed door to side elevation, coved ceiling with inset ceiling spotlights and tile effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards & drawers under, gas fired boiler providing for both domestic hot water & heating over. Work surface return with inset gas hob, cupboards & drawers under, cupboard & concealed extractor over, tall unit to side housing integrated electric double oven with drawers under & cupboard over. Further work surface to side with cupboard & drawer under, glazed display unit & shelving over. Further tiled work surface with cupboards under, glazed display units over and tall unit to side.

BEDROOM ONE

13' 11" x 10' 1" (4.25m x 3.07m)

(max) Having window to rear elevation, radiator and range of fitted wardrobes with drawers.

BEDROOM TWO

10' 4" x 8' 4" (3.16m x 2.53m)

(max to wardrobes) Having window to side elevation, radiator and built-in wardrobes.



NEWTON FALLOWELL



SITTING ROOM

10' 4" x 9' 11" (3.15m x 3.02m)
(formerly bedroom three) Having coved ceiling, radiator and opening to the:

SUN/GARDEN ROOM

10' 9" x 6' 4" (3.27m x 1.92m)
(max) Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof and glazed door to rear garden.

BATHROOM

9' 9" x 5' 3" (2.98m x 1.61m)
Having window to side elevation, radiator, tile effect flooring, tiled walls, panelled bath with shower fitting & anti-splash screen over, hand basin inset to vanity unit with cupboard under, tall unit to side and WC with concealed cistern.

SEPARATE WC

Having low level WC and hand basin.



EXTERIOR

To the front of the property there is a low maintenance gravelled garden. A driveway provides off-road parking and leads to the:

GARAGE

16' 8" x 9' 9" (5.08m x 2.96m)

Having a new up-and-over door, lights, power and benefitting from a new electrical consumer unit.

REAR GARDEN

Being enclosed and mostly laid to patio with various shrubs.

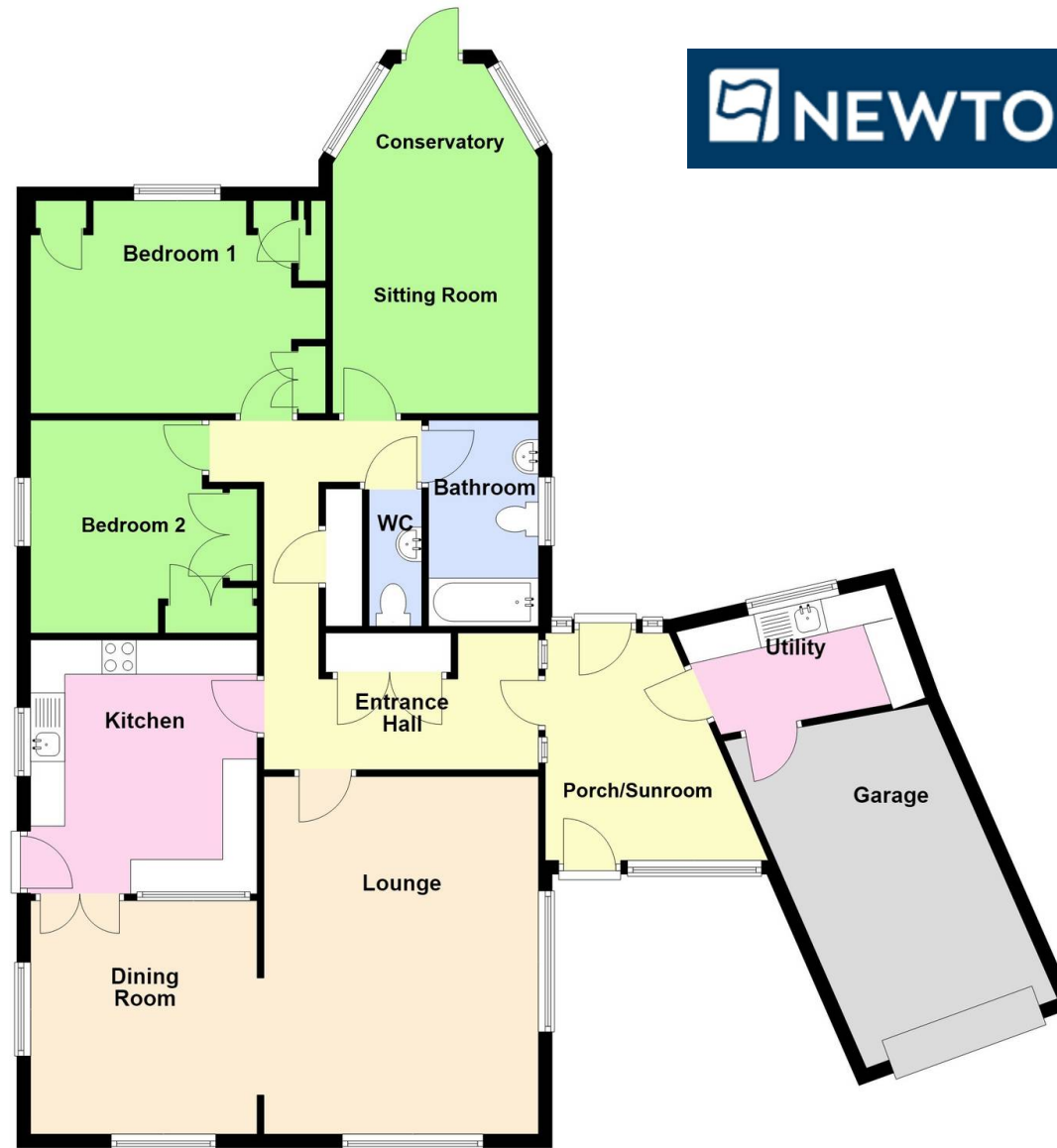
SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band C. An electrical safety check has been carried out throughout the bungalow and an electrical safety certificate has been issued to comply with latest standards. A new consumer unit has been fitted in the kitchen. The garage door is also new.

LIFETIME LEGAL

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.





Total area: approx. 133.8 sq. metres (1440.4 sq. feet)

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