



Lincoln Road, Horncastle, , LN9 5AW

- EXTRAORDINARILY SPACIOUS 2,400 sq ft detached BUNGALOW and a SEPARATE 673 sq ft ANNEX, all on a VERY GENEROUS 0.4 ACRE plot (sts) in a VERY CONVENIENT LOCATION for TOWN CENTRE
- SOUTH WEST facing, ESTABLISHED and SECLUDED GARDEN fully fenced (including hedge fronted), pitched roof garden room, 2 x summer houses, 2 x patios, decked seating, raised beds etc
- EXCEPTIONAL '86' 'B' ENERGY efficiency RATING, 8.46 kW SOLAR PANELS, 20.48 kW BATTERIES storage, 2 x WOOD BURNERS, Mains GAS CENTRAL HEATING, REPLACED BOILER, UPVC double glazed
- LOUNGE, SECOND RECEPTION, FAMILY ROOM and SUN ROOM including cylindrical and inset cassette WOOD/multi fuel BURNERS, THREE pairs of FRENCH doors, triple and dual aspect, etc and a SNUG
- UTILITY room with sinks, space/plumbing 2 appliances, built in fridge, full height pantry unit etc
- NO 'upward CHAIN', FOUR bedrooms (all with built in double wardrobe minimum), FOUR receptions (and a SNUG), THREE bath/shower rooms and MODERN ANNEX with TWO receptions & shower room
- Off road PARKING for 9 cars including CARAVAN if required, attached DOUBLE GARAGE with REMOTE doors and one of the 337 sq ft annex rooms currently used as LARGE WORKSHOP/SECOND GARAGE
- LESS than 0.36 mile for TOWN CENTRE, COUNTRY WALKS and Queen Elizabeth Grammar SCHOOL etc
- KITCHEN DINING room with GENEROUS space for dining table and chairs, range of solid OAK fronted units, ISLAND, extensive range of NEFF APPLIANCES, boiling tap, breakfast bar, ANNEX kitchenette

Price £600,000



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DESCRIPTION

Very well presented, extraordinarily spacious 2,400 sq ft 4 bedroom (all with built in double wardrobe minimum), 4 reception (and a snug), 3 bath/shower room, detached bungalow AND a separate 673 sq ft modern annex (with 2 receptions & shower room), all on a very generous 0.4 acre plot (sts) in a very convenient location, less than 0.36 mile for town centre, country walks, and Queen Elizabeth Grammar school etc, with NO 'upward CHAIN'.

Also benefits from exceptional '86' 'B' energy efficiency rating, 8.46 kW solar panels, 20.48 kW solar batteries storage, 2 x wood burners, mains gas central heating with Hive remote control system and replaced boiler serviced annually, UPVC double glazed including French and external doors, external light, power and water supplies.

Outside there is off road parking for 9 cars including caravan if required, attached double garage with remote doors (and one of the 337 sq ft annex rooms currently used as large workshop/second garage), and there is the south west facing, established and secluded garden fully fenced (including hedge fronted), pitched roof garden room, 2 x summer houses, 2 x patios, decked seating, lawn, extensive raised beds of plants and shrubs, etc.

The property consists of main and side halls both with built in cupboards, lounge, second reception, family room and sun room (including cylindrical and inset cassette wood/multi fuel burners, 3 pairs of French doors, triple and dual aspect, etc) and a snug, kitchen dining room (with generous space for dining table and chairs, range of solid oak fronted units, island, extensive range of Neff appliances, boiling tap, breakfast bar), utility room (with sinks, space/plumbing 2 appliances, built in fridge, full height pantry unit etc), bathroom (with separate shower over the bath), shower room (with monsoon and flexible hose shower heads), en-suite shower room (ALL having vanity units and mostly fully tiled), and the four bedrooms (all with built in double wardrobe minimum).





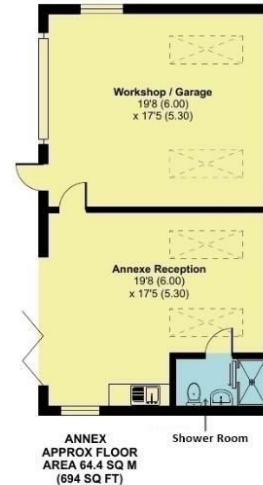
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Approximate Area = 2396 sq ft / 222.5 sq m
 Annexe = 694 sq ft / 64.4 sq m
 Garage = 307 sq ft / 28.5 sq m
 Outbuilding = 17 sq ft / 1.5 sq m
 Total = 3414 sq ft / 316.9 sq m

For identification only - Not to scale



APPROX FLOOR AREA 222.5 SQ M (2396 SQ FT)



ANNEX APPROX FLOOR AREA 64.4 SQ M (694 SQ FT)

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: 1279378

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.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 86 | 90 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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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