



Lincoln Road, Horncastle, , LN9 5AW

- SPACIOUS 786 sq ft, EXTENDED, VERY well presented, TWO DOUBLE bedrooms, TWO receptions, SEMI-DETACHED house with NO 'upward CHAIN'
- Off road PARKING and LESS than 0.5 mile for COUNTRY WALKS, TOWN CENTRE and Queen Elizabeth Grammar SCHOOL etc, ONLY a COUNCIL tax BAND 'A' currently £1,482.41 per annum gross
- LOUNGE with BAY window and FEATURE fireplace having WOOD BURNER, open plan to DINING ROOM that has BUILT IN cupboards and shelving, BOTH rooms having OAK flooring
- RANGE of built in KITCHEN APPLIANCES (fridge freezer, dishwasher, fan assisted electric oven, ceramic hob, glazed extractor hood), UTILITY cupboard including space/plumbing for 2 APPLIANCES, light and worktop
- SOUTH WEST facing, ESTABLISHED and PRIVATE, fully fenced/brick walled GARDEN with lawn, timber raised beds of plants and shrubs, DECKED SEATING area and BRICK built WORKSHOP with attached store
- WOOD BURNER, Mains GAS CENTRAL HEATING with NEW 2024 Worcester BOILER having 7 year WARRANTY, UPVC double glazing including FRENCH and external doors
- MODERN soft closure fitted KITCHEN BREAKFAST, base and wall units with DISPLAY LIGHTING and slide out wire rack unit, straight edged worktops, OAK flooring, OPEN PLAN to dining room and FRENCH doors to the garden
- MODERN BATHROOM majority wall tiled, having separate SHOWER (with both monsoon and flexible hose heads) and glass shower screen over the bath

Guide Price £170,000



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DESCRIPTION

This is a spacious 786 sq ft, extended and very well presented, two double bedroom, two reception, semi-detached house with a south west facing, established and private, fully fenced/brick walled garden having lawn, timber raised beds of plants and shrubs, decked seating area and brick built workshop with attached store, as well as off road parking, all less than 0.5 mile to country walks, well serviced historic town centre and Queen Elizabeth Grammar school, as well as there being NO 'upward CHAIN'.

It also benefits from wood burner, mains gas central heating with new 2024 Worcester boiler having 7 year warranty, UPVC double glazing including French and external doors, and is only a council tax band 'A', currently £1,482.41 per annum gross.

The property consists of entrance (with oak flooring), lounge (with bay window and feature fireplace having wood burner), open plan to the dining room (that has built in cupboards and shelving), both rooms having oak flooring, modern soft closure fitted kitchen breakfast with oak flooring, is open plan to the dining room and has French doors to the garden (also having a range of base and wall units with display lighting, slide out wire rack unit, straight edged worktops, and a range of built in appliances: fridge freezer, dishwasher, fan assisted electric oven, ceramic hob, and glazed extractor hood), and there is a utility cupboard (including space/plumbing for 2 appliances, light and worktop).

Upstairs is the landing (with a built in full height quadruple cupboard including shelving), modern bathroom, majority wall tiled (having separate shower with both monsoon and flexible hose heads, and a glass shower screen over the offset bath, illuminated mirror over the hand basin and low level toilet), and the two double bedrooms (with the master having views over the garden and the second bedroom having built in full height triple wardrobe/cupboard).





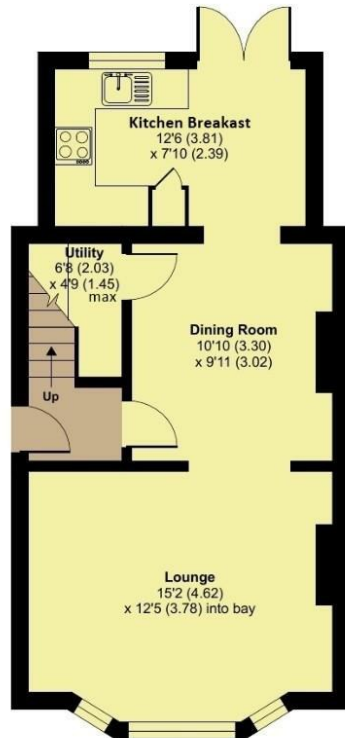
Lincoln Road, Horncastle, LN9

Approximate Area = 799 sq ft / 74.2 sq m

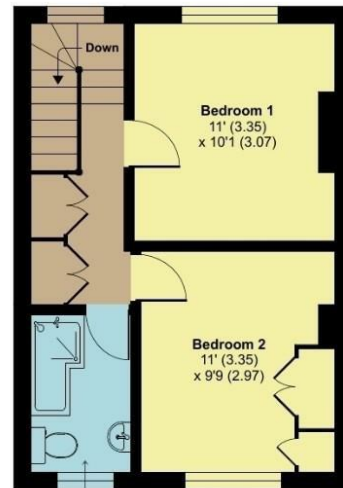
Outbuilding = 82 sq ft / 7.6 sq m

Total = 881 sq ft / 81.8 sq m

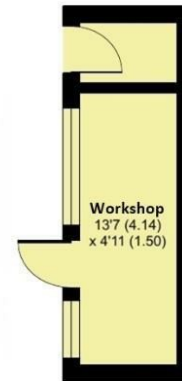
For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 42.7 SQ M
(460 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 31.5 SQ M
(339 SQ FT)



OUTBUILDING
APPROX FLOOR
AREA 7.6 SQ M
(82 SQ FT)



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			88
(81-91) B			
(69-80) C			68
(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.

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.

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Hunters Property Group. REF: 1267639



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