



Stonewell Row, , Horncastle, LN9 5DD

- REFURBISHED, WELL PRESENTED and SPACIOUS 721 sq ft, TWO DOUBLE bedroom HOUSE with NO 'upward CHAIN'
- Mains GAS CENTRAL HEATING with NEW 2023 BOILER, NEW 2024 RADIATORS and NEW 2024 FIREPLACE with NEW WOOD/multi fuel BURNER
- SOUTH FACING, fully fenced, low maintenance GARDEN incl full width paved patio, artificial lawn, garden storage unit, external light and rear pedestrian access to 2 x BRICK STORES
- NEW 2024 WREN soft closure fitted peninsula design KITCHEN incl quartz granite effect straight edged worktops, one & half bowl resin sink
- VERY CONVENIENT LOCATION for well serviced historic market TOWN CENTRE, ONLY a council tax BAND 'A'
- NEW 2024 UPVC DOUBLE GLAZING, NEW 2024 external FRENCH DOORS, NEW 2024 COMPOSITE front door, VERY GOOD '73' ENERGY performance RATING
- LOUNGE with FEATURE FIREPLACE having fireproof oak effect mantle and slate effect hearth, with inset WOOD/multi fuel BURNER, and there are FRENCH doors to rear garden
- Built in KITCHEN APPLIANCES incl BOSCH fan assisted LCD oven, Bosch black glazed gas hob, Bosch 45 degree extractor, and there is also fitted fridge, freezer & washer dryer

Price £130,000



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DESCRIPTION

Refurbished, well presented & spacious 721 sq ft, two double bedroom house with south facing, fully fenced, low maintenance garden (incl full property width paved patio, artificial lawn, garden storage unit, external light and rear pedestrian access to 2 x brick stores), a very good '73' energy performance rating, and is only a council tax band 'A', all in a very convenient location for well serviced historic market town centre, and there is NO 'upward CHAIN'.

Works include new 2024 Wren kitchen, new 2024 UPVC double glazing, new 2024 external French doors, new 2024 composite front door, new 2023 mains gas boiler, new 2024 radiators, new 2024 fireplace with new 2024 wood/multi fuel burner, replaced bathroom, and new flooring.

The property consists of lounge (with feature fireplace having fireproof oak effect mantle, slate effect hearth & inset wood/multi fuel burner, and there are French doors to the rear garden), new 2024 Wren soft closure fitted peninsula design kitchen (incl quartz granite effect straight edged worktops, one & half bowl resin sink, built in Bosch fan assisted LCD oven, Bosch black glazed gas hob, Bosch 45 degree extractor, and fitted fridge, freezer & washer dryer).

Upstairs is the landing, replaced bathroom (incl fully wall tiled, bath with mixer taps, wall mounted shower extension, shower rail & curtain over the bath, pedestal hand basin and low level close coupled toilet), and the 2 double bedrooms (with spacious master having double wardrobe recess and the second bedroom having 2 x built in full height double wardrobes/cupboards).

The well serviced historic market town of Horncastle amenities include supermarkets, doctors, dentist, main Post Office, grammar, secondary & primary schools, swimming baths, fitness centre, bowling green etc. and it is only 2.3 miles to Ashby fishing lakes.





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Approximate Area = 720 sq ft / 66.8 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 33.4 SQ M
(360 SQ FT)

FIRST FLOOR
APPROX FLOOR
AREA 33.4 SQ M
(360 SQ FT)



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: 1417844

Viewings

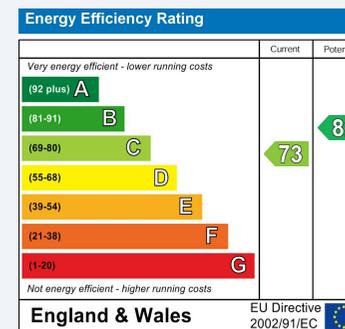
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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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