



March Holme

Boston Road, Horncastle

Occupying a generous plot of approximately **0.19 acre** (subject to survey) on the outskirts of the ever-popular market town of **Horncastle**, this attractive detached home is beautifully presented while retaining a wealth of original character and charm.

The spacious accommodation comprises a side entrance utility, cloakroom, welcoming entrance hall, elegant lounge, breakfast room, stylish re-fitted dining kitchen and a ground floor bedroom with en-suite, offering excellent flexibility for multi-generational living or guests. To the first floor are three further well-proportioned bedrooms and a superb re-fitted family bathroom complete with a separate shower.

Outside, the property enjoys a lawned front garden, a driveway providing ample off-road parking and an enclosed rear garden, perfect for relaxing or entertaining, with the added benefit of a summerhouse. Further benefits include gas central heating and double glazing.

Horncastle is a thriving Georgian market town, renowned for its independent shops, cafés, antiques centres and regular markets. Surrounded by the beautiful Lincolnshire Wolds, an Area of Outstanding Natural Beauty, it offers an excellent balance of town convenience and countryside living, with good road links to Lincoln, Boston and the east coast.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

NO ONWARD CHAIN





ACCOMMODATION

Part glazed side entrance door through to the:

SIDE ENTRANCE UTILITY

11' 10" x 9' 10" (3.61m x 3.00m)

Having window to front elevation, radiator, wood effect flooring, access to roof space, work surface with integrated automatic washing machine & cupboard under, tall unit to side.

CLOAKROOM

Having window to rear elevation, radiator and low level WC.

INNER HALL

Having radiator, dado rail, understairs storage cupboard and staircase rising to first floor.

LOUNGE

16' 0" x 13' 5" (4.88m x 4.09m)

Having bay window to front elevation, coved ceiling, picture rail, radiator, wood flooring and original tiled fireplace with fitted cupboards & shelving to both sides.



BREAKFAST ROOM

10' 0" x 8' 10" (3.05m x 2.69m)

Having windows to front & side elevations, radiator, quarry tiled floor and open brickwork to one wall.

DINING KITCHEN

21' 4" x 13' 1" (6.50m x 3.99m)

(max) Having window & french doors with side windows to rear elevation & garden, inset ceiling spotlights, radiator and wood effect flooring. Re-fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: double bowl belfast style sink with mixer tap inset to work surface, cupboards, drawers & integrated dishwasher under, tall unit to one side and further range of tall units to other side. Brick-built recess with space for range style cooker, work surface to both sides with cupboards & drawers under, shelving over. Further wood block work surface with drawers & cupboard under.







GROUND FLOOR BEDROOM FOUR

19' 5" x 9' 8" (5.92m x 2.95m)

(max) Having window to side elevation, french doors to rear elevation, radiator and access to roof space.

EN-SUITE

6' 5" x 6' 5" (1.96m x 1.96m)

Having window to side elevation, inset ceiling spotlights, heated towel rail, tiled floor, extractor, fully tiled shower enclosure with shower fitting, close coupled WC and hand basin inset to vanity unit with cupboard under.



FIRST FLOOR LANDING

Having window to side elevation, radiator, dado rail, access to roof space and built-in cupboard.

BEDROOM ONE

15' 11" x 13' 5" (4.85m x 4.09m)

(max) Having bay window to front elevation, radiator, picture rail, wood flooring and built-in wardrobes.





BEDROOM TWO

13' 7" x 10' 0" (4.14m x 3.05m)

Having bay window to rear elevation, radiator and wood flooring.

BEDROOM THREE

10' 6" x 9' 5" (3.20m x 2.87m)

Having oriel window to front elevation, window to side elevation and radiator.

BATHROOM

10' 5" x 9' 5" (3.18m x 2.87m)

Having window to rear elevation, inset ceiling spotlights, radiator, wood panelling to dado height, tiled floor, freestanding roll-top bath with central mixer tap & hand held shower attachment, fully tiled shower enclosure with electric shower fitting, WC with high level cistern and pedestal hand basin.





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EXTERIOR

To the front of the property there is a lawned garden with borders. A concrete driveway provides ample off-road parking and extends down the side of the property to the:

GARAGE

18' 6" x 10' 3" (5.64m x 3.12m)

Having electric roller door, light and power. Gated access to the:

REAR GARDEN

Being enclosed and laid to lawn with established borders, having a gravelled area which is to be laid to patio, concrete footpaths, garden shed and summerhouse with hot tub which is included with the property.

THE PLOT

The property occupies a plot of approximately 0.19 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

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 D.



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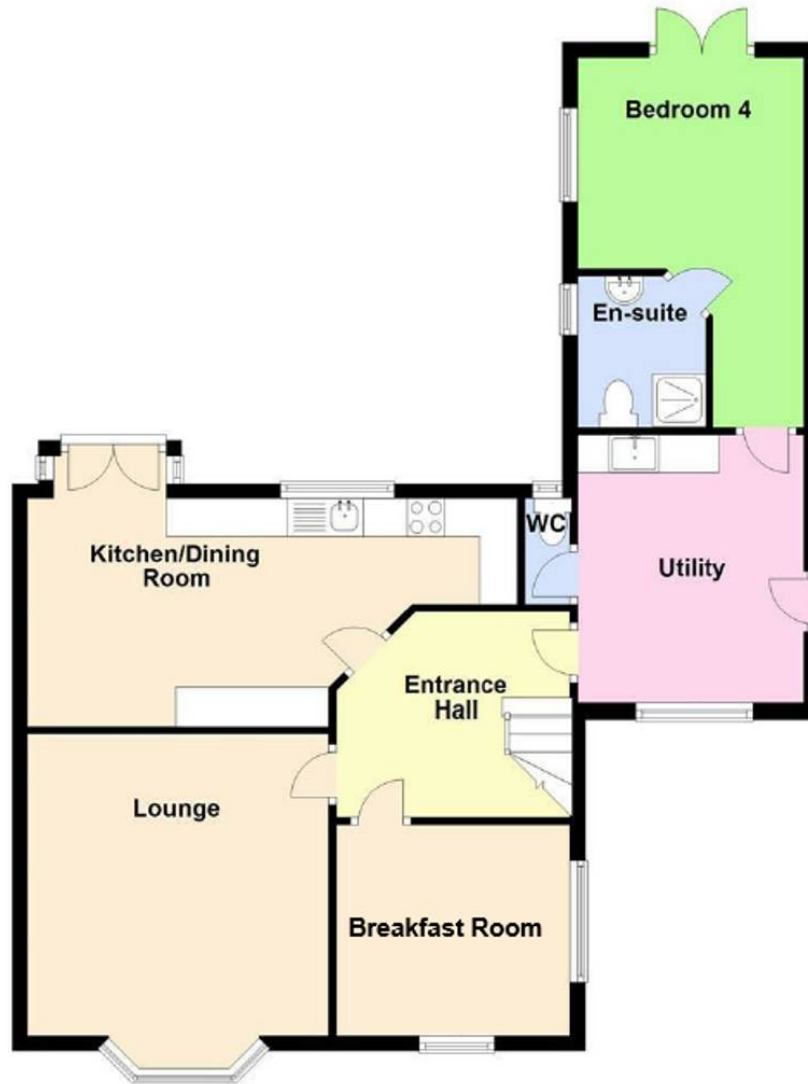
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AGENT'S NOTES

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Ground Floor
Approx. 76.3 sq. metres (842.8 sq. feet)



First Floor
Approx. 53.2 sq. metres (572.5 sq. feet)



Total area: approx. 131.5 sq. metres (1415.3 sq. feet)

Newton Fallowell Estate Agents

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