



## HARPER-SMITH LANE

HORNCastle, LN9 6QB

**£595,000**  
**FREEHOLD**

Constructed by an award-winning national housebuilder, this exceptional family home offers an outstanding blend of quality craftsmanship, generous living space and contemporary style throughout



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01724 642002

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### DESCRIPTION

Stepping inside, you're welcomed by an impressive open-plan kitchen and dining room, designed to be the true heart of the home. Whether you're enjoying busy family breakfasts or entertaining friends, this beautifully appointed space is perfectly suited to modern living. The spacious lounge provides a cosy yet elegant retreat, centred around a charming log-burning stove, while French doors seamlessly connect the living space to the generous rear garden.

A separate study offers the ideal environment for home working, hobbies or a quiet reading room, complemented by a practical utility room and a convenient ground floor W.C.

The first floor continues to impress with a superb principal bedroom featuring its own stylish en-suite shower room. Three further well-proportioned bedrooms are served by a contemporary family bathroom, making this an ideal home for growing families.

Externally, the property enjoys a generous plot with a detached double garage and a substantial driveway providing ample off-road parking for multiple vehicles. Beautifully presented from top to bottom, this is a home that effortlessly combines space, practicality and timeless style, offering everything a modern family could wish for in a truly desirable setting.

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### ADDITIONAL INFORMATION

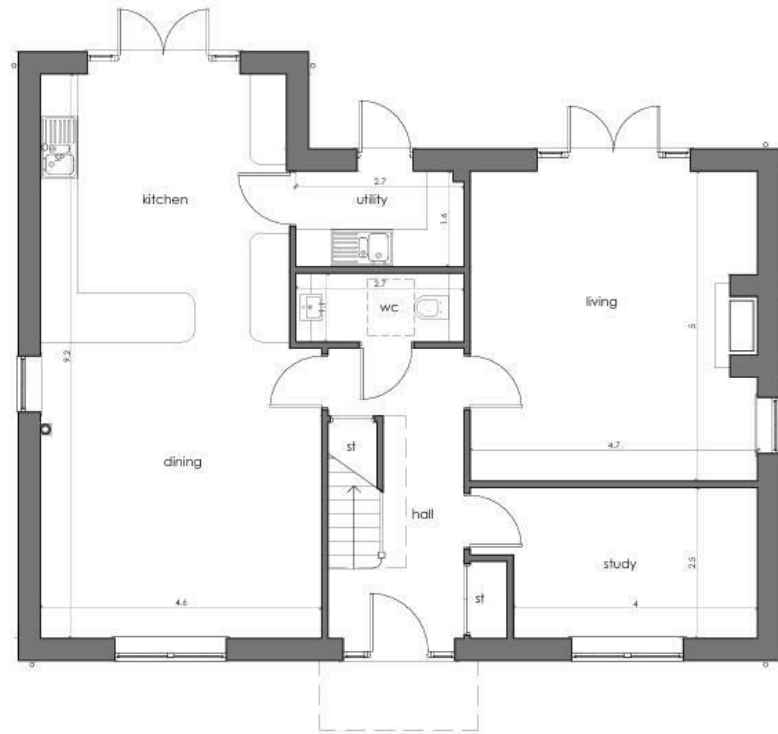
**Local Authority –**

**Council Tax – Band**

**Viewings – By Appointment Only**

**Floor Area – 2034.00 sq ft**

**Tenure – Freehold**



**GROUND FLOOR PLAN**  
GIFA: (189m<sup>2</sup> / 2,034ft<sup>2</sup>)



#### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

[enquiries@biltons.co.uk](mailto:enquiries@biltons.co.uk)

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