



## THE GREEN MAIN ROAD HORNCastle, LN9 6JF

**£349,950**  
FREEHOLD

The Green is a well-presented, spacious, family home; providing three bedrooms, a wealth of living space and large, South-facing rear garden; plus driveway and (double) garage parking for multiple vehicles. Occupying an attractive corner plot, the property enjoys a view of the church from the dining room, being open to the kitchen; with a triple-aspect lounge, large utility and cloakroom completing the ground floor. The first floor is laid out with three bedrooms, including master with en suite, and the family bathroom.

With the town of Horncastle and well-served neighbouring villages of Coningsby and Tattershall within close proximity, the property is located on 'Main Road', which leads off A153 road that runs around the village of Haltham.

**BELL**



Approximate total area<sup>1)</sup>  
 1744 ft<sup>2</sup>  
 162 m<sup>2</sup>

Reduced headroom  
 35 ft<sup>2</sup>  
 3.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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 2002/91/EC	

**EPC Rating: Council Tax Band: D**

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

Horncastle Sales  
 Old Bank Chambers Bull Ring  
 Horncastle  
 Lincolnshire  
 LN9 5HY

01507 522222

robert-bell.org

