



## Tennyson Gardens, , Horncastle, Lincs, LN9 6DG

- Having an EXTENSIVE TWO STOREY EXTENSION, this is a SPACIOUS 1,272 sq ft, VERY WELL presented semi-detached HOUSE
- REFURBISHED incl mains gas CENTRAL HEATING SYSTEM and BOILER, FULL ELECTRICAL REWIRE, previously replaced UPVC double glazing, and a VERY GOOD '73' ENERGY efficiency RATING
- Dual aspect LOUNGE (with recessed display fire place having a tiled hearth) & SECOND RECEPTION (open plan to kitchen breakfast room), BOTH receptions having FRENCH doors to rear garden
- MODERN generous BATH and SHOWER room incl large corner quadrant shower, deep bath, shaver light etc, MODERN EN-SUITE incl DOUBLE width shower, shaver light etc, and downstairs W.C.
- THREE bedrooms, TWO receptions, TWO bathrooms (and downstairs W.C.)
- DETACHED GARAGE with DOUBLE width PARKING and ADDITIONAL PARKING, if required, that may be extended into part of the garden
- Dual aspect MODERN soft close KITCHEN BREAKFAST incl Zanussi double oven with 2 grills, induction hob & dishwasher, space/plumbing for American style fridge freezer & washing machine etc
- GENEROUS 'double width' plot, rear GARDEN includes paved patio with brick barbecue, decked waterfall pond, new 2020 shed, exterior lighting and power etc

**Price £222,000**



# Tennyson Gardens, , Horncastle, Lincs, LN9 6DG

## DESCRIPTION

Having an extensive two storey extension, this is a spacious 1,272 sq ft, very well presented, three bedroom, two reception, two bathroom, and refurbished (including replaced mains gas central heating system incl boiler, full electrical rewire & previously replaced UPVC double glazing) semi detached house with detached garage and extensive parking on a generous 'double width' plot with a very good '73' energy efficiency rating, in a popular location of the well serviced historic market town of Horncastle.

The property consists of hall with feature glazing and built in cupboard, dual aspect lounge with French doors off to the rear garden, second reception also with French doors off to the rear garden and is open plan to the modern soft closure fitted kitchen breakfast that includes appliances, downstairs W.C, landing, modern generous bath & shower room, dual aspect master bedroom with large modern en-suite having double width shower, second double bedroom with built in wardrobes including Sharps, third generous sized bedroom.

Outside, on the 'double width' plot, the front garden is low maintenance gravelled having generous front, side and rear borders of established plants, shrubs and tree, macadam style double width parking to the detached garage and additional parking, if required, may be extended into part of the garden. To the rear there are two pairs of French doors to the garden that is laid to lawn as well as having on one side a York stone paved patio with a brick built barbecue, and in the opposite far corner is a professionally designed decked and rockery waterfall pond. There is also the new 2020 shed, exterior lighting and power.

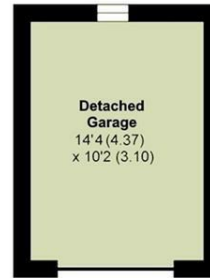
The property also benefits from replacement mains gas central heating system incl boiler, complete electrical rewire, previously replaced UPVC double glazing including 2 pairs French & external doors, oak panelled internal doors, replaced flooring & carpets, and replaced garage door & shed.



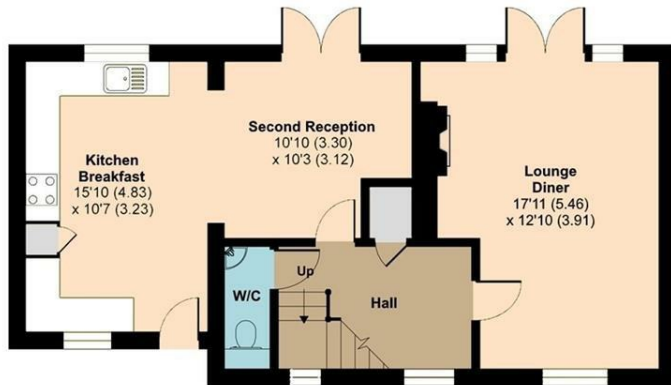


# Tennyson Gardens, Horncastle, LN9

Approximate Area = 1259 sq ft / 117 sq m  
 Garage = 142 sq ft / 13.2 sq m  
 Total = 1408 sq ft / 130.2 sq m  
 For identification only - Not to scale



**Garage**  
 APPROX FLOOR  
 AREA 13.2 SQ M  
 (142 SQ FT)



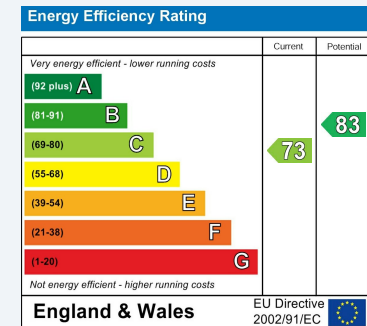
**GROUND FLOOR**  
 APPROX FLOOR  
 AREA 59.7 SQ M  
 (643 SQ FT)



**FIRST FLOOR**  
 APPROX FLOOR  
 AREA 59.7 SQ M  
 (643 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.



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](mailto: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). © nichecom 2021. Produced for Hunters Property Group. REF: 782441



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