



**6 Thornton Crescent,
Horncastle, LN9 6JP**



Book a Viewing!

£300,000

6 Thornton Crescent is an immaculately presented Three Double Bedroom Property situated within the popular market town of Horncastle. The property benefits from a spacious driveway, garage, conservatory and gardens to the front and rear. Internally, the accommodation comprises an entrance hall, kitchen, dining room, living room, conservatory, three double bedrooms, family bathroom and cloakroom. The rear garden offers a lawned area, a patio seating area, raised flowerbeds and a water feature, with access to the garage from the rear. Viewing is recommended to appreciate the accommodation and outdoor space on offer.





LOCATION

Horncastle is a popular Market Town on the edge of the Lincolnshire Wolds. Horncastle has a traditional town market place and has a range of the usual shops and facilities. There is a local primary school, secondary school and a grammar school. The Cathedral City of Lincoln is located within approx. 18 miles.

ACCOMMODATION

HALL

With composite external door, radiators, solid oak doors, access to roof void and storage cupboards.

CLOAKROOM

3' 0" x 8' 4" (0.91m x 2.54m) With vinyl flooring, low level WC, wash hand basin, radiator and uPVC double glazed frosted window to the side elevation.

LIVING ROOM

14' 10" x 14' 1" (4.52m x 4.29m) With uPVC double glazed window to the rear elevation, radiators, electric fire and solid oak bifold doors leading to the dining room.



DINING ROOM

9' 5" x 9' 9" (2.87m x 2.97m) With radiator, sliding doors to the conservatory, bifold doors opening to the living room.

CONSERVATORY

8' 9" x 8' 5" (2.66m x 2.56m) With tiled flooring, electric underfloor heating, double glazed windows surrounding and uPVC double glazed French patio doors.

KITCHEN

13' 2" x 9' 9" (4.01m x 2.97m) With tiled flooring, radiator, uPVC double glazed window to the side elevation, uPVC double glazed frosted door to the side elevation. Fitted with a range of wall and base units with worktops over, integrated stainless steel sink with drainer, tiled splashbacks, integrated induction hob with extractor hood over, integrated double oven, integrated fridge and separate freezer.



BEDROOM 1

9' 11" x 13' 5" (3.02m x 4.09m) With uPVC double glazed window to the front elevation, built-in wardrobe and radiator.

BEDROOM 2

11' 11" x 9' 9" (3.63m x 2.97m) With uPVC double glazed window to the side elevation and radiator.



BEDROOM 3

8' 11" x 10' 5" (2.72m x 3.18m) With uPVC double glazed window to the front elevation and radiator.

BATHROOM

10' 5" x 7' 5" (3.17m x 2.26m) With tiled flooring, low level WC, wash hand basin, panelled bath with mixer taps, tiled surround, integrated shower cubicle, large towel rail and uPVC double glazed frosted window to the side elevation.

OUTSIDE FRONT

Spacious driveway and pebbled area, access to the garage and access to the rear via the side gate.



GARAGE

18' 10" x 9' 11" (5.74m x 3.02m) With up-and-over door leading onto the driveway, window to the rear elevation, door to the rear elevation, access to roof void, power, lighting and water.

OUTSIDE REAR

Well maintained lawn and enclosed garden with a patio seating area, raised flowerbeds and water feature. Access to the garage from the rear and access to the front of the property via the side gate.



KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - East Lindsey District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Mundys.

IMAGE DISCLAIMER

Some images have been digitally enhanced using computer-generated finishing and/or virtual staging to show how the property may look once completed. This may include flooring, carpets, decoration, furniture, soft furnishings, landscaping and general finishing touches.

All images are intended as a guide only. Buyers should satisfy themselves by viewing the property in person and confirming the final specification with the selling agent before making any decisions.





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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

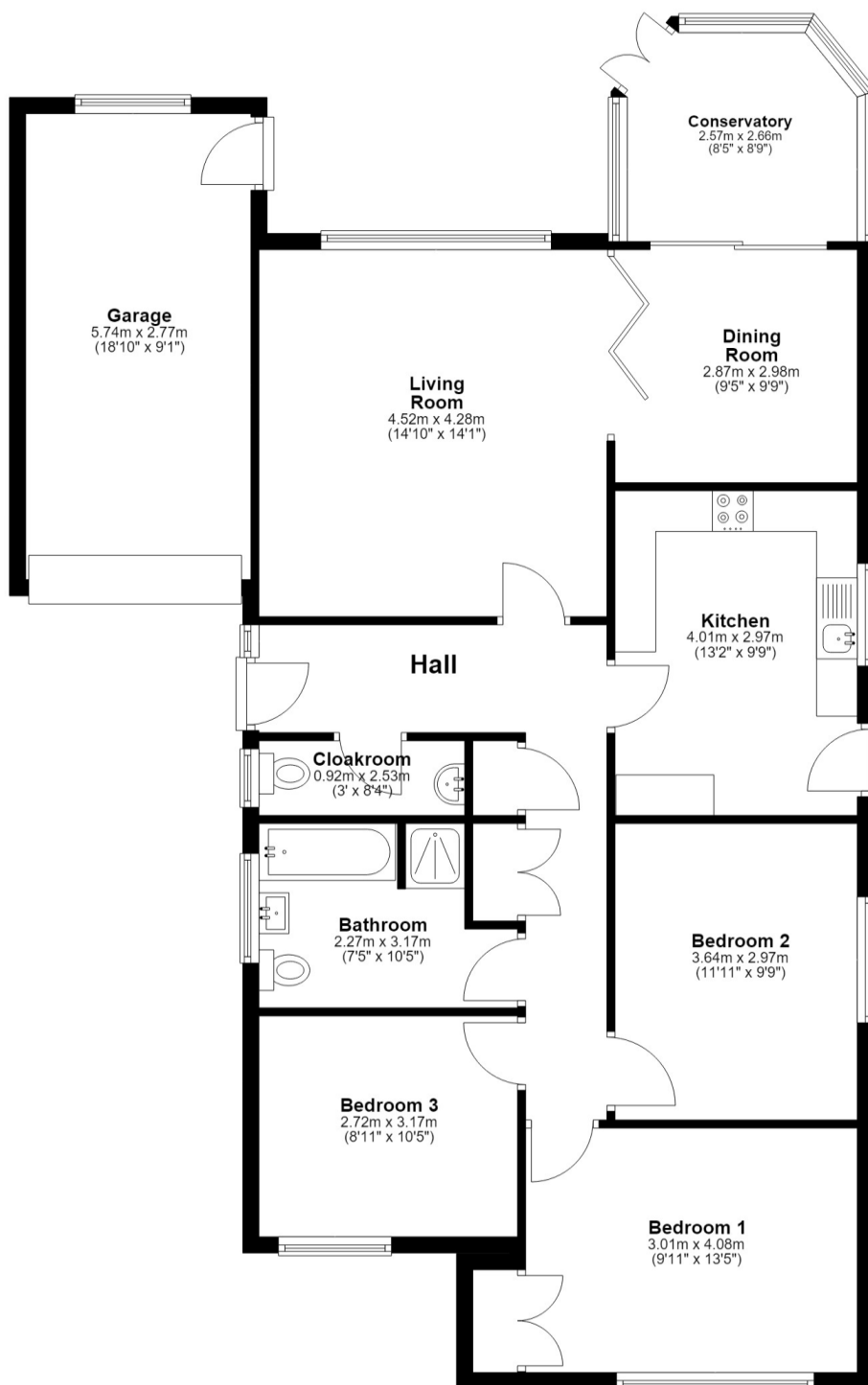
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Ground Floor

Approx. 120.4 sq. metres (1295.7 sq. feet)



Total area: approx. 120.4 sq. metres (1295.7 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.

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Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

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46 Middle Gate
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NG24 1AL
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