



Brinkhill, 17 Boston Road
Horncastle, LN9 6EY



Book a Viewing!

£275,000

A spacious Three Bedroom Detached Dormer Bungalow occupying a generous plot in the popular market town of Horncastle. The property sits within well maintained gardens with established lawns, mature shrubs and trees, and benefits from a south facing rear garden. The size of the plot is a particular feature, offering considerable outside space and potential scope for future alteration or development, subject to the necessary planning permissions and consents. Prospective purchasers should make their own enquiries with the local planning authority regarding any proposals. The accommodation has been arranged over two floors and provides a good degree of flexibility, with two bedrooms and a bathroom on the first floor and a further bedroom, cloakroom and extensive ground floor living accommodation. The ground floor includes a living room, dining room, conservatory, kitchen, utility room and rear porch, together with a garage. The property also benefits from a spacious driveway providing off-road parking for multiple vehicles and access to the garage.





LOCATION

Horncastle is a popular market town situated on the edge of the Lincolnshire Wolds, offering a good balance of town and country living. The town centre is within easy reach and provides a range of independent shops, cafés, tearooms, restaurants, public houses and everyday amenities, together with local markets and a strong community feel.

Families are well served by local schooling, including Queen Elizabeth's Grammar School within the town. Known as the Gateway to the Lincolnshire Wolds, Horncastle is surrounded by countryside and provides access to a range of walking and outdoor pursuits. The town also offers road links towards Lincoln and the east Lincolnshire coast.

ACCOMMODATION

PORCH

4' 3" x 3' 1" (1.3m x 0.94m) With tiled flooring, uPVC double glazed windows to the front elevation, uPVC double glazed external door to the front elevation and internal door leading to the hallway.

HALLWAY

With radiator, electric underfloor heating, doors off, stairs rising to the first floor, under stairs storage/pantry and cloakroom.



CLOAKROOM

4' 3" x 2' 2" (1.3m x 0.66m) With uPVC double glazed frosted window to the front elevation.

PANTRY

With lighting and shelving.

LIVING ROOM

16' 1" x 13' 11" (4.9m x 4.24m) With uPVC double glazed windows to the front, side and rear elevations, electric underfloor heating, electric fireplace and double doors opening into the dining room.

DINING ROOM

9' 11" x 11' 10" (3.02m x 3.61m) With electric underfloor heating and door and windows off to the conservatory.

CONSERVATORY

9' 1" x 13' 3" (2.77m x 4.04m) With tiled flooring, and electric storage heater, double glazed windows to the side and rear elevations, sliding patio doors to the rear elevation and additional side door.

KITCHEN

10' x 11' 2" (3.05m x 3.4m) With tiled flooring, electric underfloor heating and uPVC double glazed window to the rear elevation. Fitted with a range of wall and base units with worktops over, integrated double ovens, integrated induction hob with extractor fan over, integrated stainless steel sink with drainer, integrated fridge/freezer and dishwasher. There is also a freestanding breakfast bar island.

REAR PORCH

3' 5" x 5' 11" (1.04m x 1.8m) With tiled flooring, external door to the side elevation and doors off.

UTILITY ROOM

5' x 5' 11" (1.52m x 1.8m) With tiled flooring, low level WC, wash hand basin, uPVC double glazed frosted window to the rear elevation, radiator and space and plumbing for a washing machine.

BEDROOM 3

8' 8" x 12' 11" (2.64m x 3.94m) With electric underfloor heating, uPVC double glazed window to the front elevation and storage cupboard.

FIRST FLOOR LANDING

With electric storage heater, doors off and stairs leading to the ground floor.

BEDROOM 1

14' 4" x 10' 8" (4.37m x 3.25m) With radiator, uPVC double glazed windows to the side elevation, electric storage heater and storage cupboard housing the water tank.

BEDROOM 2

14' 4" x 9' 11" (4.37m x 3.02m) With radiator, electric storage heater and uPVC double glazed windows to the side and rear elevations.

BATHROOM

8' 8" x 5' (2.64m x 1.52m) With vinyl flooring, radiator, low level WC, wash hand basin, integrated shower cubicle, storage cupboard and uPVC double glazed window to the rear elevation.





GARAGE

16' 7" x 10' 6" (5.05m x 3.2m) Electric up-and-over door, power and lighting and uPVC double glazed frosted window to the side elevation.

OUTSIDE FRONT

The property is approached via a spacious driveway providing off-road parking for multiple cars, together with a well maintained lawn and access to the rear garden via the side of the property. There is a variety of mature shrubs and trees and access to the garage.

OUTSIDE REAR

The property benefits from a secluded south facing rear garden with a well maintained lawn, garden shed, greenhouse and a variety of mature shrubs and trees. A spacious block paved patio provides an area for outdoor seating and entertaining, while access to the front garden is available via both sides of the property.

KEY FACTS FOR BUYERS

SERVICES

Mains electricity, water and drainage services available. Electric storage heating and underfloor heating.

EPC RATING – to follow.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - East Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

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

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

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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 the 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.

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Total area: approx. 143.0 sq. metres (1538.8 sq. feet)
The markings shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
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