



## Southwells Lane, , Horncastle, LN9 5DT

- 25% ownership opportunity, up to 100% available
- Separate GARAGE and allocated parking
- Incl 215 sq ft MODERN fitted kitchen diner + PANTRY
- BATHROOM, EN-SUITE (DBLE width shower) + W.C.
- Very GOOD '74' energy rating, Mains gas CENTRAL HEATING
- Very SPACIOUS 1,280 sq ft corner town house
- Three DOUBLE bedrooms, THREE RECEPTIONS
- OFFICE, each BEDROOM minimum 140 sq ft
- SLIDING SASH and tilt style double glazing
- Enclosed garden+patio, CONVENIENT to town centre

**Price £50,000**



# Southwells Lane, , Horncastle, LN9 5DT

## DESCRIPTION

This is a very spacious and well presented three double bedroom (each a minimum of 140 sq ft (sts) and with two windows), three reception (including open plan modern fitted 215 sq ft (sts) kitchen diner with pantry), two bathroom and a W.C, 1,280 sq ft (sts) corner modern town house with separate garage and off road parking in a very convenient location for the well serviced historic market town centre of Horncastle,

The property consists of an entrance hall, open plan kitchen diner with pantry, office, W.C, first floor landing, lounge, bathroom, third double bedroom, second floor landing with built in cupboard, second double bedroom and master bedroom with built in wardrobes and en-suite having a double width shower. Outside there is a fully enclosed rear garden with patio, the separate garage and off road parking.

Also benefiting from a very good '74' energy rating (see attached graph), sliding sash and tilt Georgian style double glazing, mains gas central heating, 'stone' window sills. low maintenance corbelled brickwork in lieu of soffits or fascias and is offered freehold.

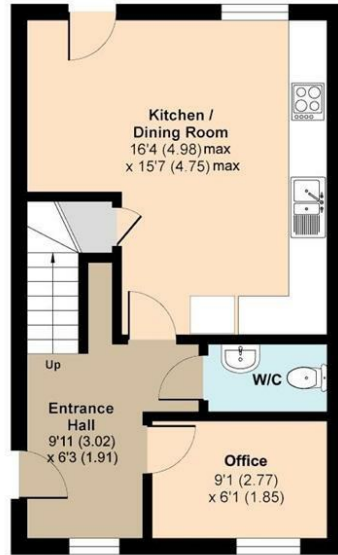
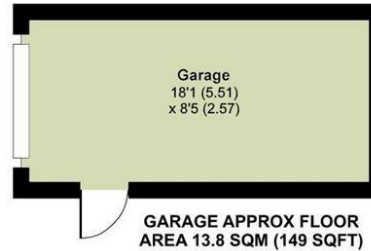
This is currently a 25% shared ownership opportunity with up to 100% available (£200,000). This provides you with the opportunity to step onto the property ladder purchasing a share of the property by mortgage or savings with rent on the remaining share being payable to Platform Housing on a monthly basis. The rent for the current remaining 75% ownership is £521.38 pcm with a monthly service charge of £30. You also have the future option of increasing your share in your home if you wish up to the 100%.

Southwells Lane is convenient for the centre of the historic market town of Horncastle which has its own amenities including supermarkets, doctors, dentists, main Post Office, grammar, secondary and primary schools, swimming baths, fitness centre, bowling green etc. and Horncastle golf course and the Ashby Park fishing lakes are less than two miles away.

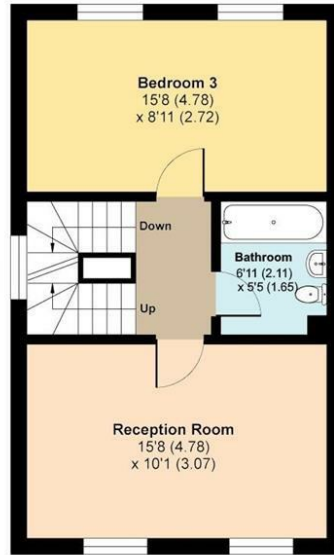




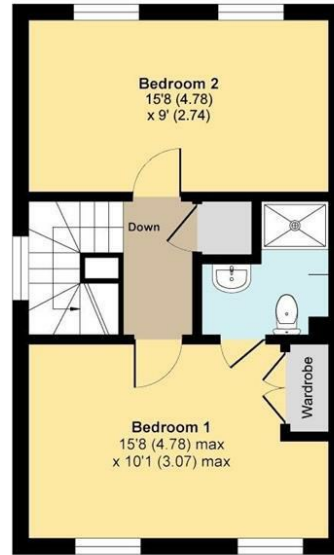
# Southwells Lane, Horncastle, LN9 5DT



**GROUND FLOOR APPROX FLOOR AREA 39 SQM (419 SQFT)**



**FIRST FLOOR APPROX FLOOR AREA 39 SQM (419 SQFT)**



**SECOND FLOOR APPROX FLOOR AREA 39 SQM (419 SQFT)**

**APPROX. GROSS INTERNAL FLOOR AREA 1406 SQ FT 131 SQ METRES (INCLUDES GARAGE)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2018 Produced for Hunters REF : 301896

## Viewings

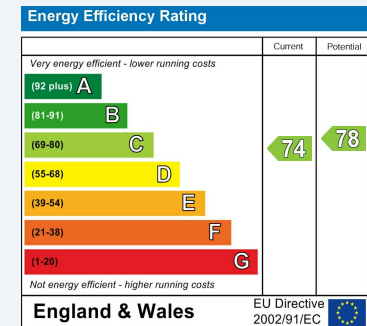
Please contact [horncastle@hunters.com](mailto:horncastle@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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.



10 East Street, Horncastle, LN9 6AZ  
Tel: 01507 524910 Email: [horncastle@hunters.com](mailto:horncastle@hunters.com) <https://www.hunters.com>

